

Worcester - 1 Reindeer Court WR1 2DL
Triple-Fronted Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Worcester - 1 Reindeer Court WR1 2DL

Triple-Fronted Retail Premises to Rent



Property Features:

- Comprises prominent corner retail premises
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Located within 0.3 miles from Worcester Foregate Street train station, with occupiers nearby including M&S, Greggs, JD Sports, Costa Coffee and Waterstones, amongst many more.

Property Description:

Comprises corner ground floor shop with ancillary accommodation at first and second floor, providing the following accommodation and dimensions:

Ground Floor: Shop	34 sq m (365 sq ft)
First Floor: Office	65 sq m (700 sq ft)
Second Floor: Storage	76 sq m (818 sq ft)
Total area size:	175 sq m (1,883 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £480.77 per week (PCM: £2,083.33 + VAT)

Deposit: £6,250 (3 Months)

Rateable Value:

Rateable Value - £11,250 p.a.

Rates Payable - £0 p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



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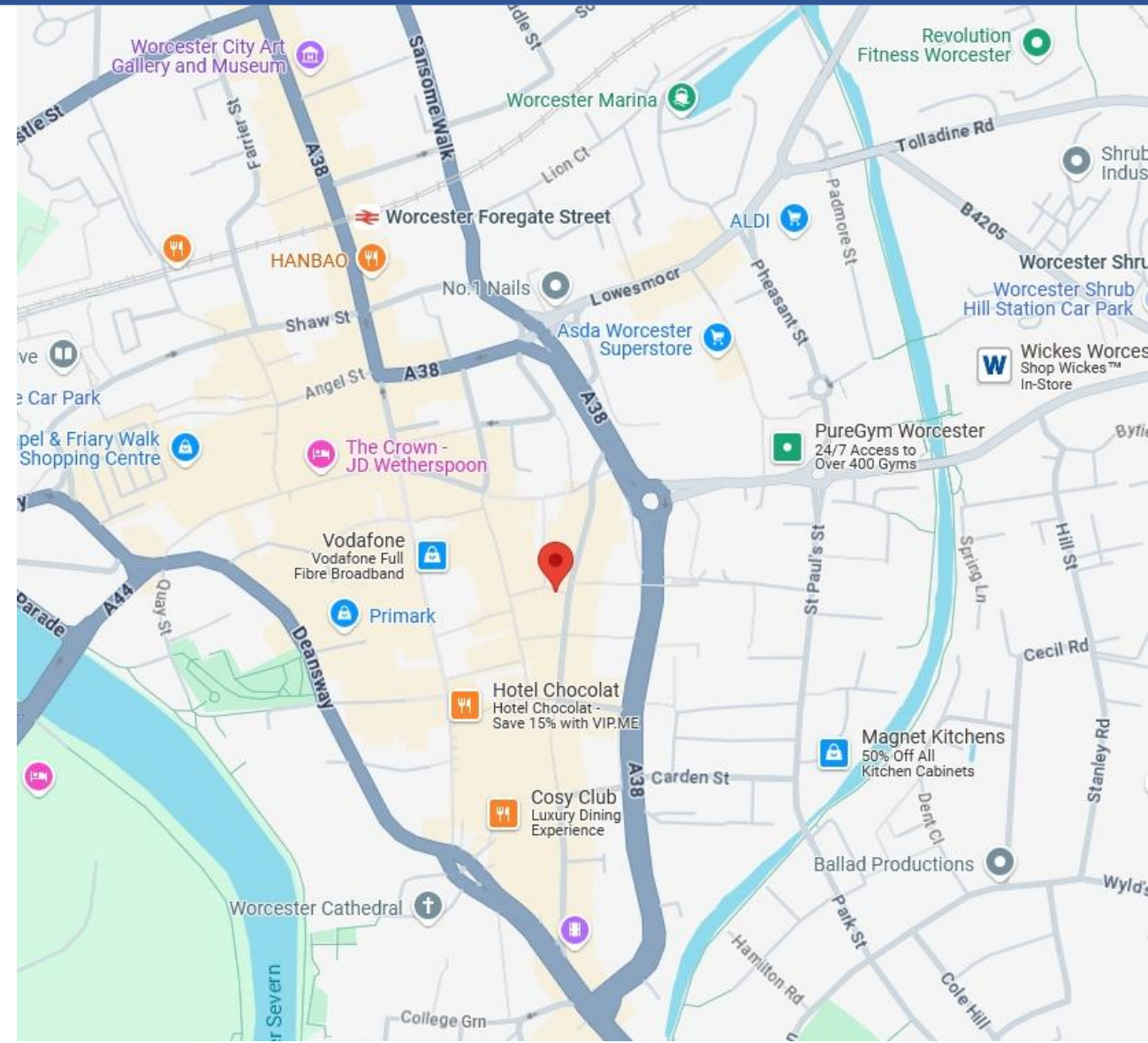


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Location:

Worcester is a city in central England's West Midlands region. The city is a major retail centre, with several covered shopping centres to accommodate the major chains and many independent shops and restaurants, particularly in Friar Street and New Street. The M5 Motorway runs north-south immediately to the east of the city. It is accessed by Junction 6 (Worcester North) and Junction 7 (Worcester South). Worcester has three stations. Worcester Foregate Street and Worcester Shrub Hill are in the city centre. A third station on the edge of the city, Worcestershire Parkway opened in 2020. The property is located within 0.3 miles from Worcester Foregate Street train station. Nearby occupiers include M&S, Greggs, JD Sports, Costa Coffee and Waterstones, amongst many more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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