

Worcester - 20 Reindeer Court, Worcestershire WR1 2DS  
Two-Storey Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Worcester - 20 Reindeer Court, Worcestershire WR1 2DS

## Two-Storey Retail Premises to Rent



### Property Features:

- Comprises two-storey retail premises
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Total area size 88 sq m (947 sq ft)
- Available on a new lease with flexible terms
- Located inside Reindeer Court between The Shambles and New Street, which is home to retailers such as JD Sports, M&S, Greggs, Café Nero, TK Maxx and more.

### Property Description:

Comprises ground floor retail unit with internally accessed first floor ancillary, providing the following accommodation and dimensions:

Ground Floor: 53 sq m (570 sq ft)

Open plan retail, storage

First Floor: 35 sq m (377 sq ft)

Ancillary, wc



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### Terms:

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

Rent: £173.08 + VAT per week (PCM: £750 + VAT)

Deposit: £2,250 (3 Months)

Service Charge: £232.04 PCM

*\*Service charge includes water, electricity, building insurance, rubbish disposal, communal area cleaning, security, and more.*

### Rateable Value:

Rateable Value - £7,200 p.a.

Rates Payable - £0\*

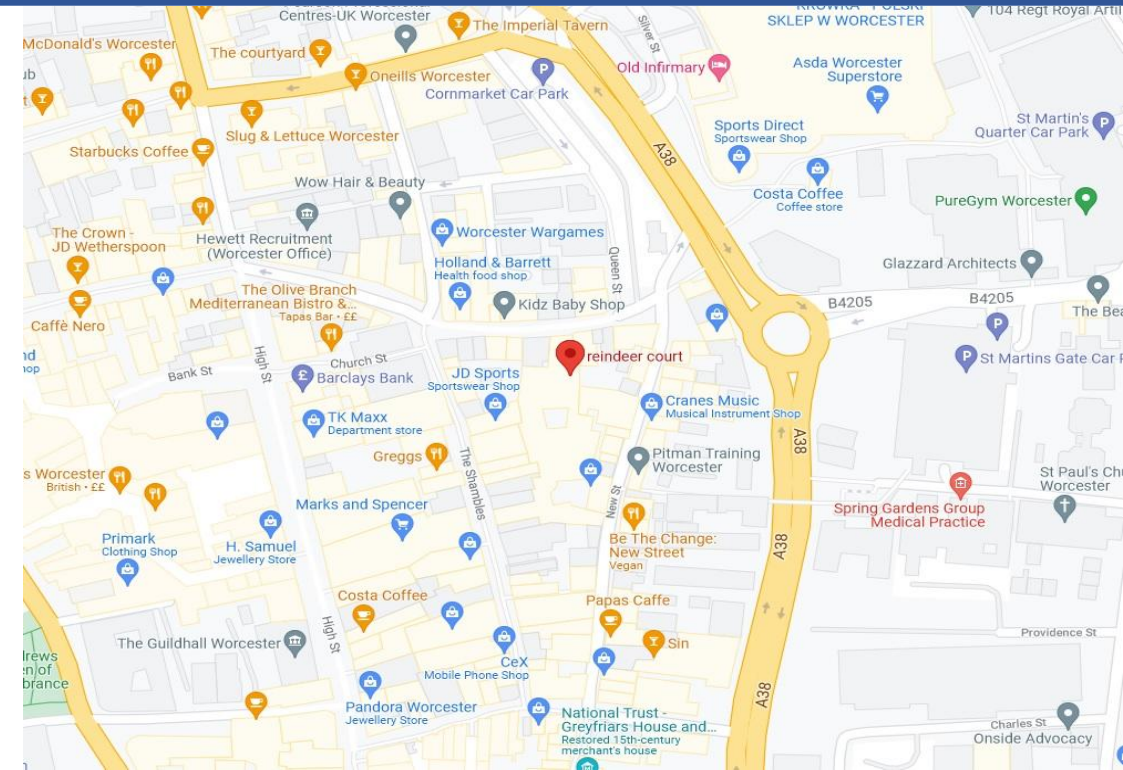
\*Note - Small business rates relief available (subject to terms)

### EPC:

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

### 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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