

Worcester - 12 Reindeer Court, Worcestershire WR1 2DS  
Two-Storey Retail Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Worcester - 12 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
- 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:

The property comprises two-storey retail premises, providing the following accommodation and dimensions:

Ground Floor: 105 sq m (1,132 sq ft)

Open Plan Retail, Storage

First Floor: 81 sq m (868 sq ft)

Ancillary, WC

**Total NIA: 186 sq m (2,000 sq ft)**



# Worcester - 12 Reindeer Court, Worcestershire WR1 2DS

## Two-Storey Retail Premises to Rent



### Terms:

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

Rent: £576.92 + VAT per week (PCM: £2,500 + VAT)

Deposit: £7,500 (3 Months)

Service Charge: £318.35 + VAT per quarter

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

### Rateable Value:

Rateable Value - £9,400 p.a.

Rates Payable - £0\*

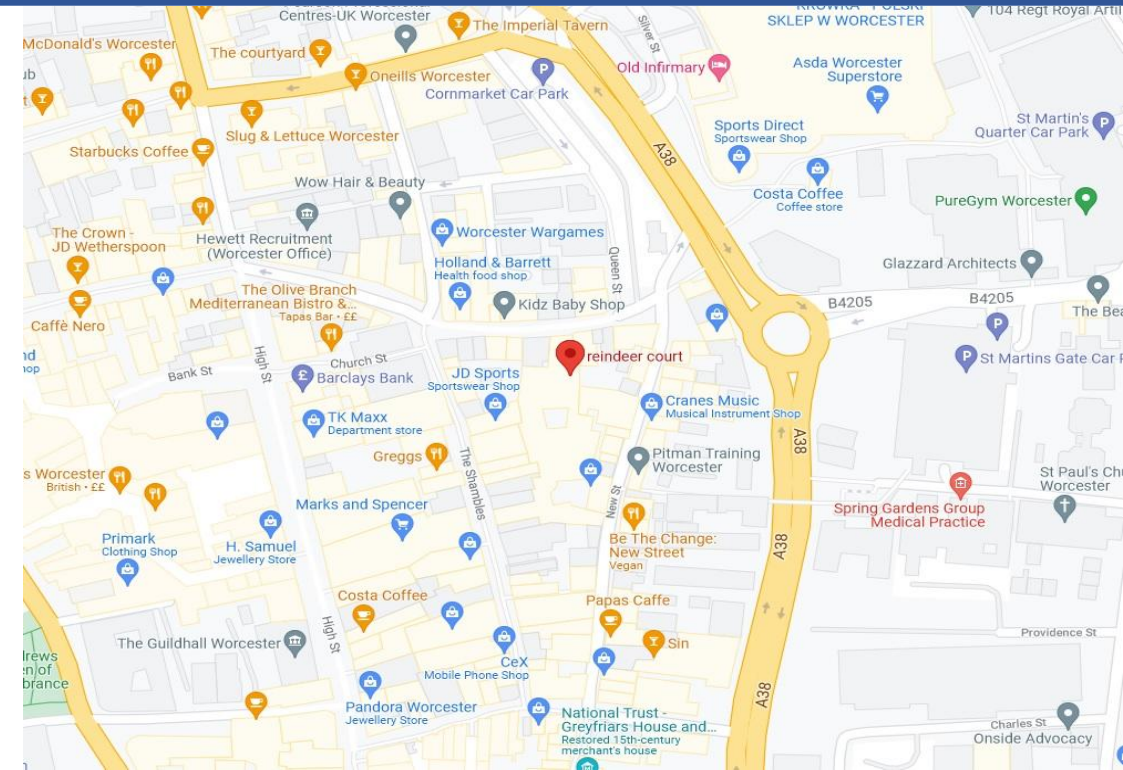
\*Note - Small business rates relief available (subject to terms)

### EPC:

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

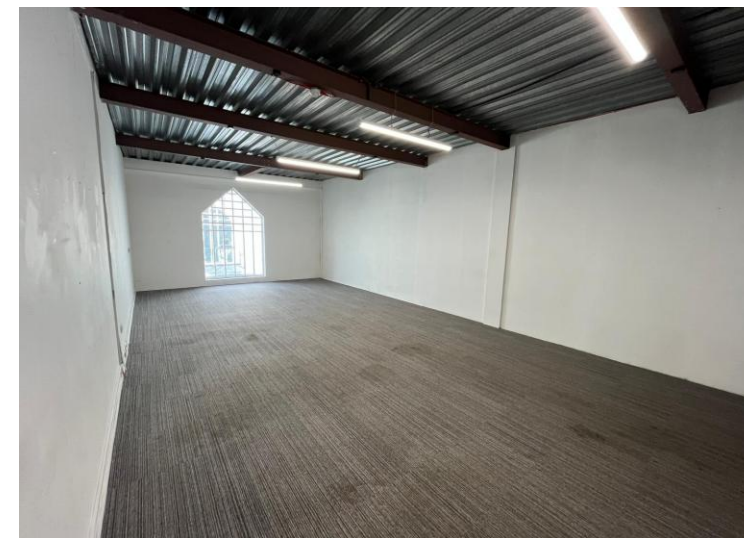
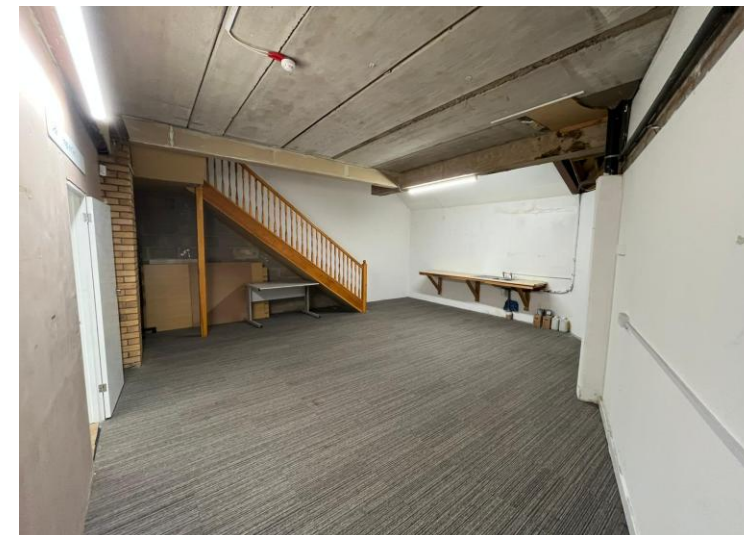
### Location:

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.



# Worcester - 12 Reindeer Court, Worcestershire WR1 2DS

## Two-Storey Retail Premises to Rent

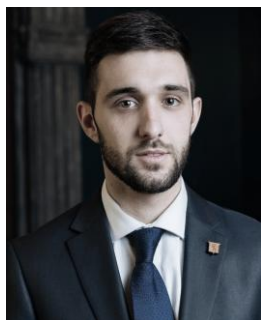


# Worcester - 12 Reindeer Court, Worcestershire WR1 2DS

## Two-Storey Retail Premises to Rent

### Contacts:

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



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.