

**fisher
german**

2 Mealcheapen Street

Worcester, WR1 2DH

Retail Investment Opportunity
with development potential on
the upper floors



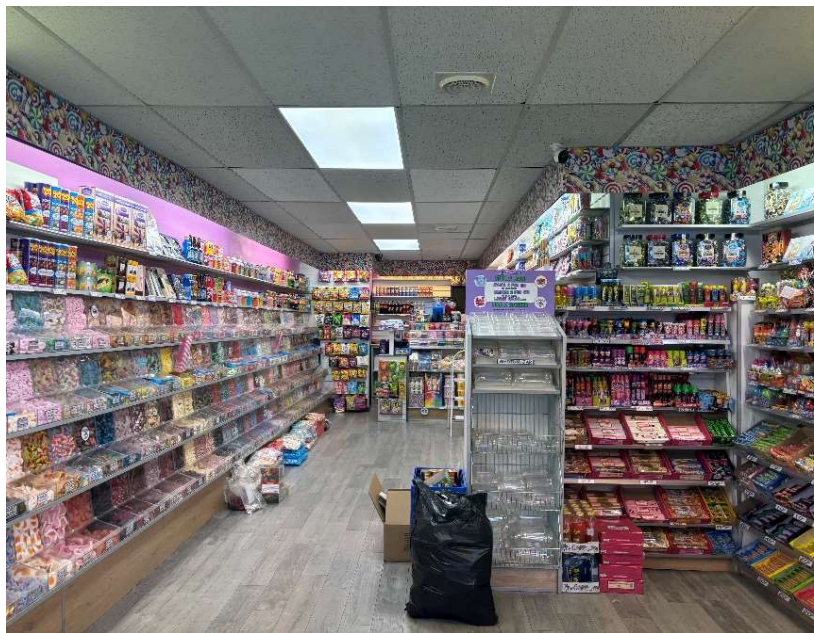
Location

The property is situated in the established secondary trading location of Mealcheapen Street, which runs between New Street and The Shambles, with an entrance to Reindeer Court Shopping Centre. The property is in close proximity to The Cornmarket pay and display car park.

Mealcheapen Street has become the main pedestrian thoroughfare from the St Martin's Quarter retail development into the heart of the City Centre and the main High Street.

Description

The property comprises a mid terrace Grade II Listed three storey building currently arranged as a ground floor retail unit with two floors above. The ground floor is tenanted whilst the first and second floors are currently vacant.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Floor	Use	Sq M	Sq Ft
Ground	Retail	41.3	445
Ground	Storage	26.7	287
Ground	Kitchen	3.5	38
First	Storage Room	22.6	243
First	Storage Room	17.9	193
Second	Storage Room	23	248
Second	Storage Room	20.1	216
Total		155.1	1,669

Further information

Tenure

The property is offered on a Freehold basis and will be sold subject to the following existing tenancy on the ground floor only with the upper parts remaining unoccupied.

Tenant: Jessica's Sweets Worcester Limited

Term: 5 years

Commencement Date: 16th December 2022

Expiring: 15th December 2027

Rent: £20,000 per annum.

Business Rates

RV £13,750

2025/2026 Rates Payable 49.9p in the £.

EPC

Address	Rating	Expiry
2 Mealcheapen Street	C	30 th June 2035

Services

We understand that mains services are available to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Guide Price

We are instructed to sell this freehold premises with a guide price of £230,000, which shows a Net Initial Yield of 8.51% after purchaser's costs.

Legal Costs

Each party to bear their own costs in respect of this transaction.

Anti Money Laundering

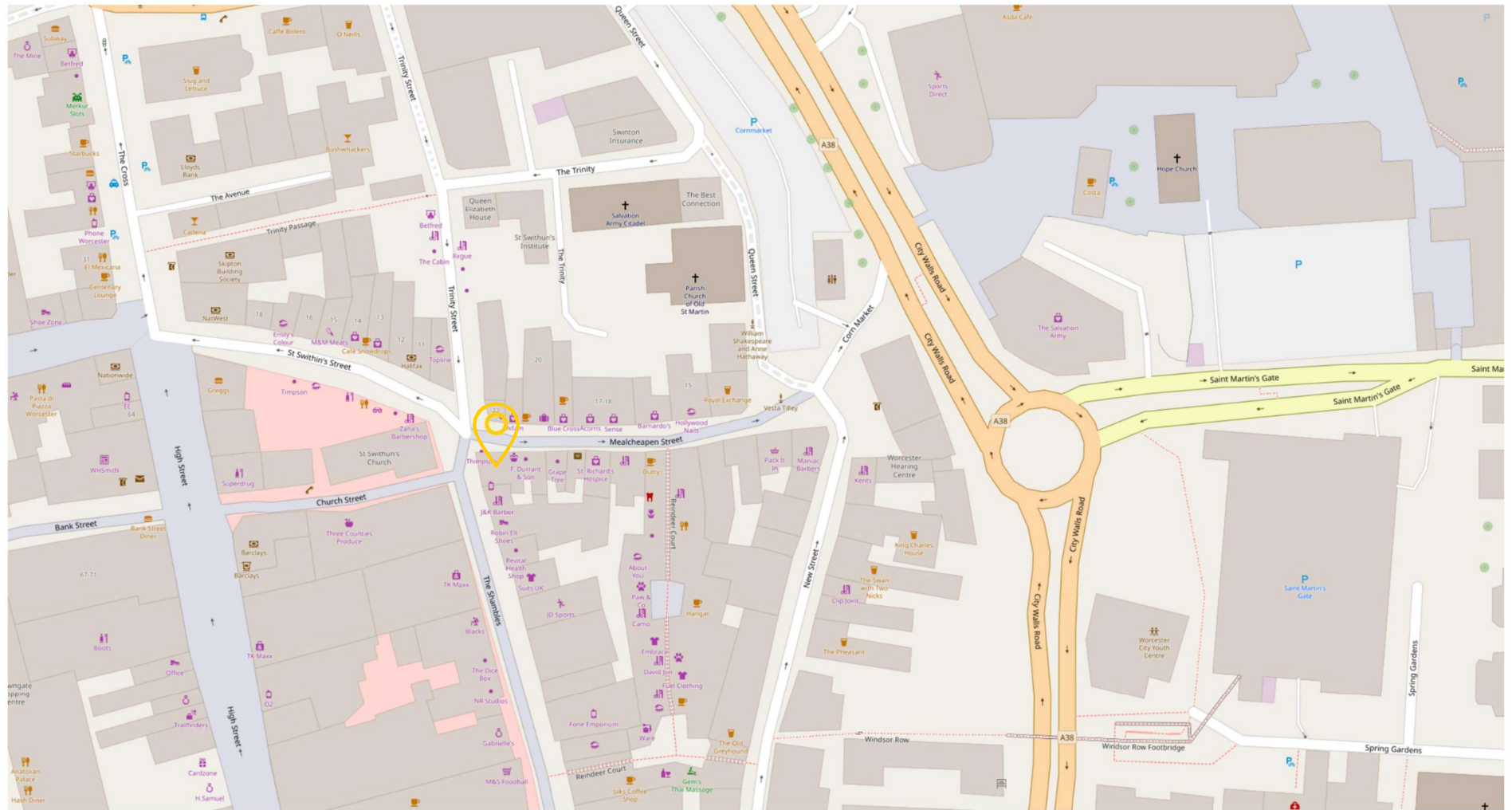
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is elected for VAT.

Agent's Note

This property is owned by a consultant of Fisher German LLP. Details are available upon request.





2 Mealcheapen Street

Contact us

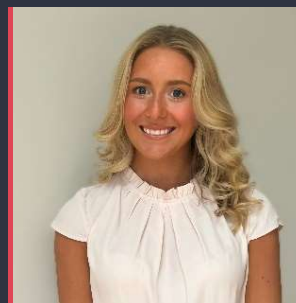
Viewings by appointment only, to arrange a viewing, please contact:



Lauren Allcoat-Hatton

01905 728 449

lauren.allcoat-hatton@fishergerman.co.uk



Sophie Newton

01905 728 444

sophie.newton@fishergerman.co.uk

Please Note: Fisher German LLP give notice that: 1.They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2025. Photographs dated June 2025.



This brochure is fully recyclable

fishergerman.co.uk