

# 2 Mealcheapen Street

Worcester, WR1 2DH

Freehold  
Retail Investment Opportunity with  
development potential on the upper floors

1,669 Sq Ft (155.1 Sq M)



**Guide Price | £180,000**  
By online auction



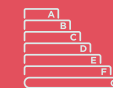
## Key information



**Guide Price**  
£180,000



**Rateable Value**  
£13,750



**EPC Rating**  
C

## 2 Mealcheapen Street

1,669 Sq Ft (155.1 Sq M)

### 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.

\*\*For sale by online auction (subject to sale prior, reserve and conditions)\*\*

### 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.

## Accommodation

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

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

### Locations

M5, J 7: 3.7 miles

Birmingham Centre: 29.9 miles

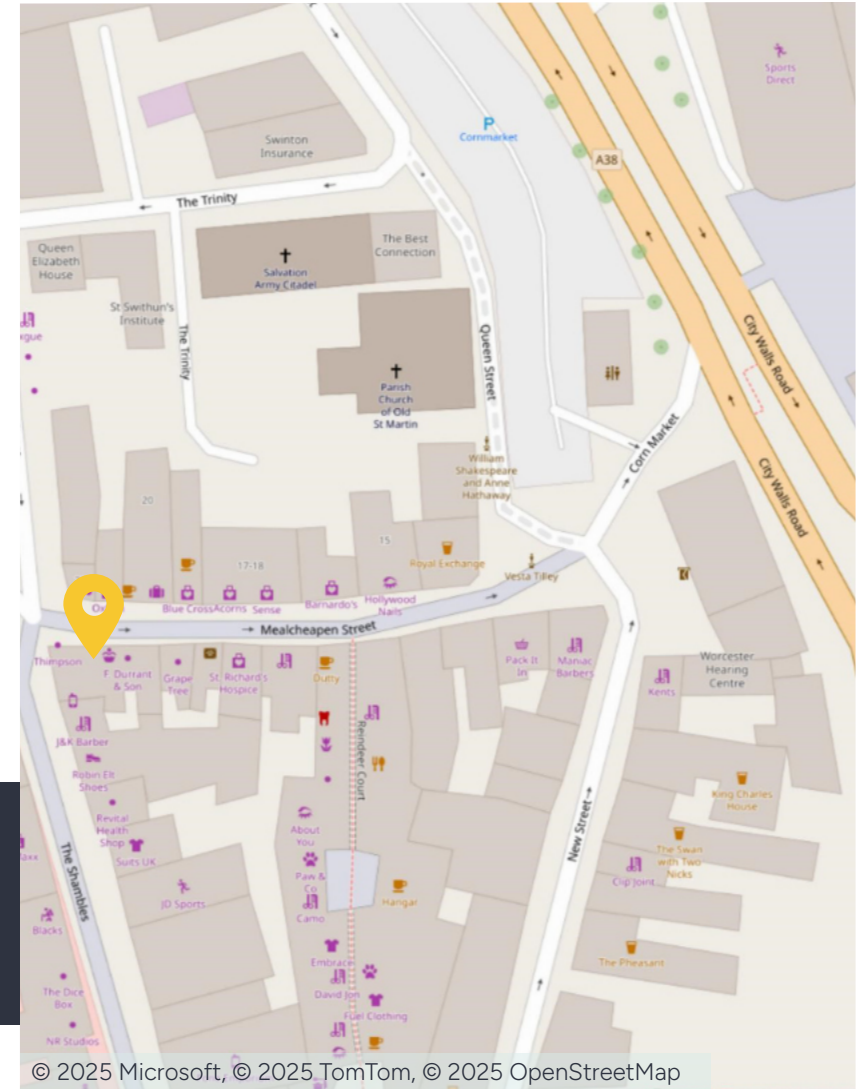
A44: 0.7 miles

### Nearest station

Worcester: 0.2 miles

### Nearest airport

Birmingham: 35.3 miles



## Further information

### Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions).

### Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £180,000 exclusive of VAT.

### Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

### Condition of sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal

documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

### Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

### Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £1,000 plus VAT.

### Business Rates

RV £13,750  
2025/2026 Rates Payable 49.9p in the £.

Occupiers will be responsible for paying Business Rates direct to the local authority.

### EPC

The EPC rating is C.

### 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.

### 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.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Anti Money Laundering

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

**Legal Costs**

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

**VAT**

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

**Viewings**

Strictly by prior arrangement with the sole agents.

**Agents Note**

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

**Location**

Address: 2 Mealcheapen Street, Worcester, WR1 2DH

What3words: [///counts.submit.angle](https://www.what3words.com/counts.submit.angle)



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated June 2025.



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