

Worcester - 1 Reindeer Court, Worcestershire WR1 2DS
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



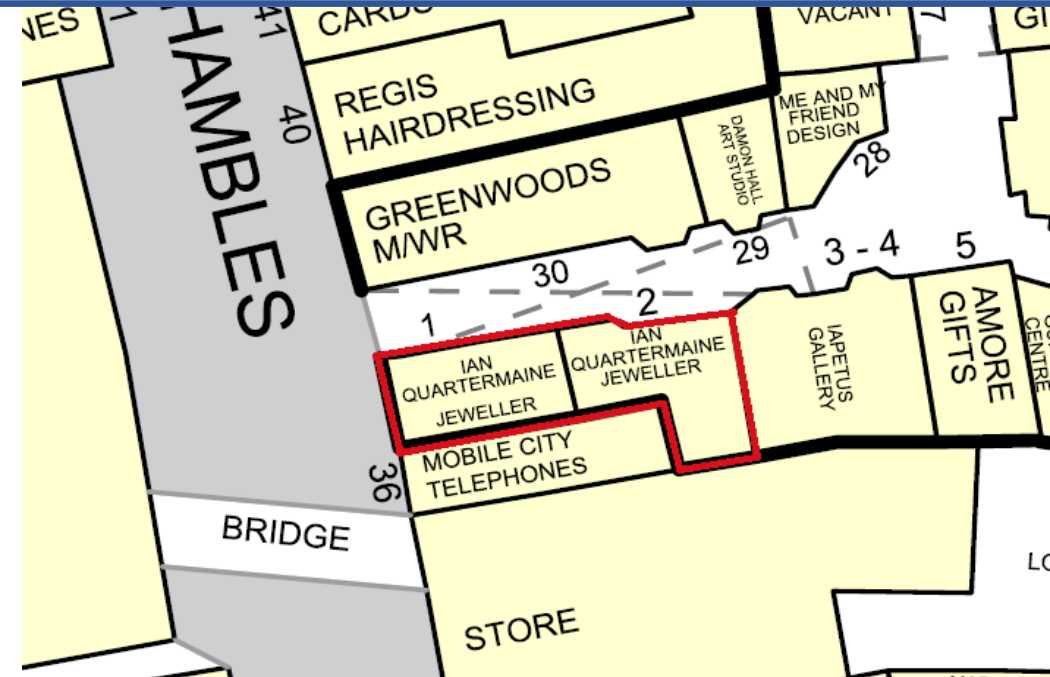
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Investment Consideration:

- Purchase Price: £325,000
- Gross Initial Yield: 7.69%
- Rental Income: £25,000 p.a.
- VAT is applicable to this property
- Comprises ground floor shop with ancillary accommodation above
- Total area size of 135 sq m (1,455 sq ft)
- Tenant in occupation since 2005
- 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.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit 1 Reindeer Court (Ground, First and Second Floor)	Gound Floor: Shop 27.6 sq m (297 sq ft) First Floor: Office 56.4 sq m (607 sq ft) Second Floor: Storage 51.2 sq m (551 sq ft)	Ian Quartermaine (Jeweller and Goldsmith) Limited	10 Years from 29 September 2014	£25,000	Note 1: FRI Note 2: Tenant in occupation since 2005
Total				£25,000	

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Property Description:

Comprises ground floor shop with office accommodation at first floor and storage at second floor.

The property provides the following accommodation and dimensions:

Ground Floor: Shop	27.6 sq m (297 sq ft)
First Floor: Office	56.4 sq m (607 sq ft)
Second Floor: Storage	51.2 sq m (551 sq ft)
Total area size:	135.2 sq m (1,455 sq ft)

Tenancy:

The property is at present let to Ian Quartermaine (Jeweller and Goldsmith) Limited for a term of 10 years from 29th September 2014 at a current rent of £25,000 per annum and the lease contains full repairing and insuring covenants.



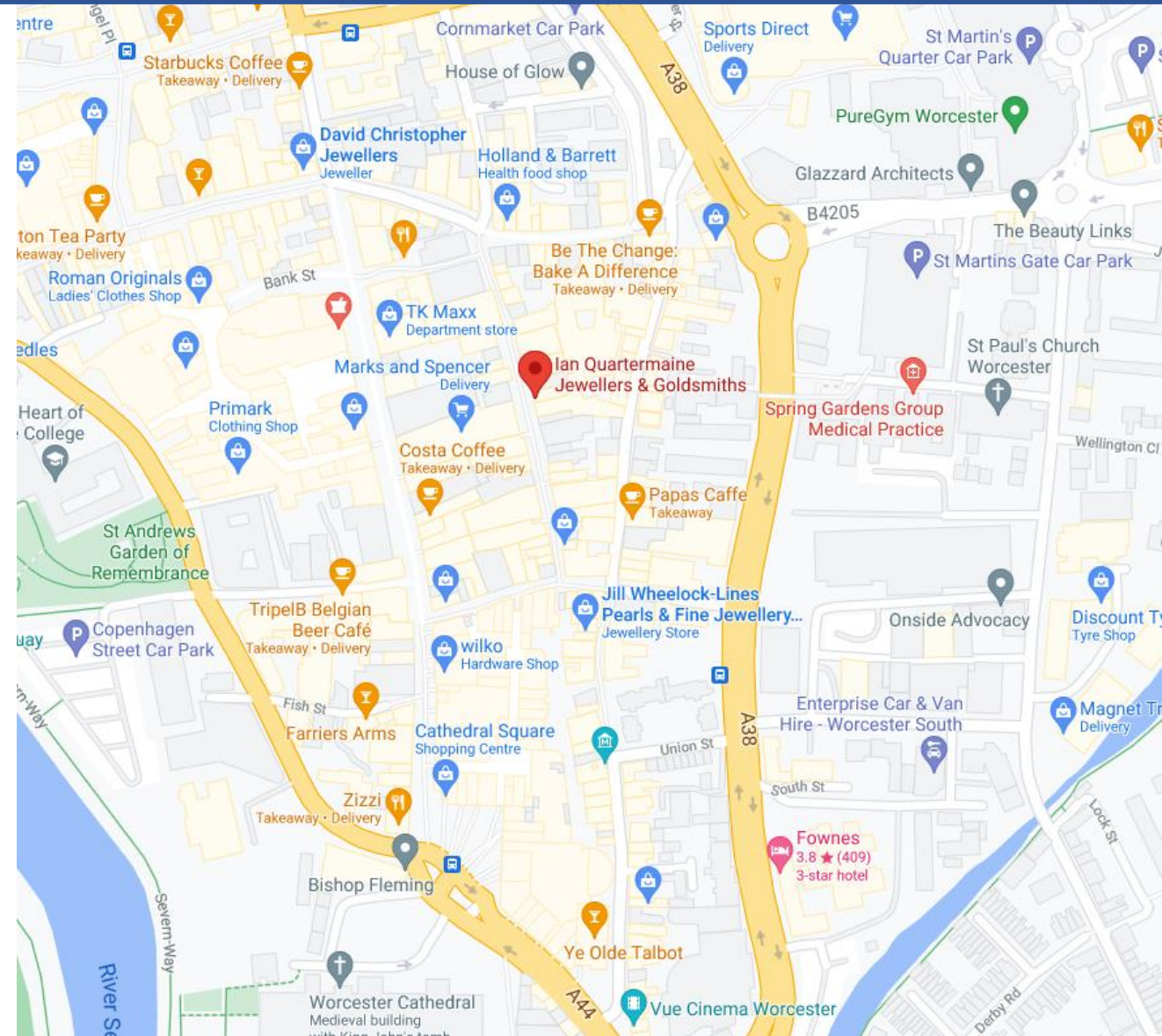
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Location:

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:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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PROPERTY INVESTMENT & DEVELOPMENT

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