

Worcester - 19 Reindeer Court, Worcestershire WR1 2DS  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





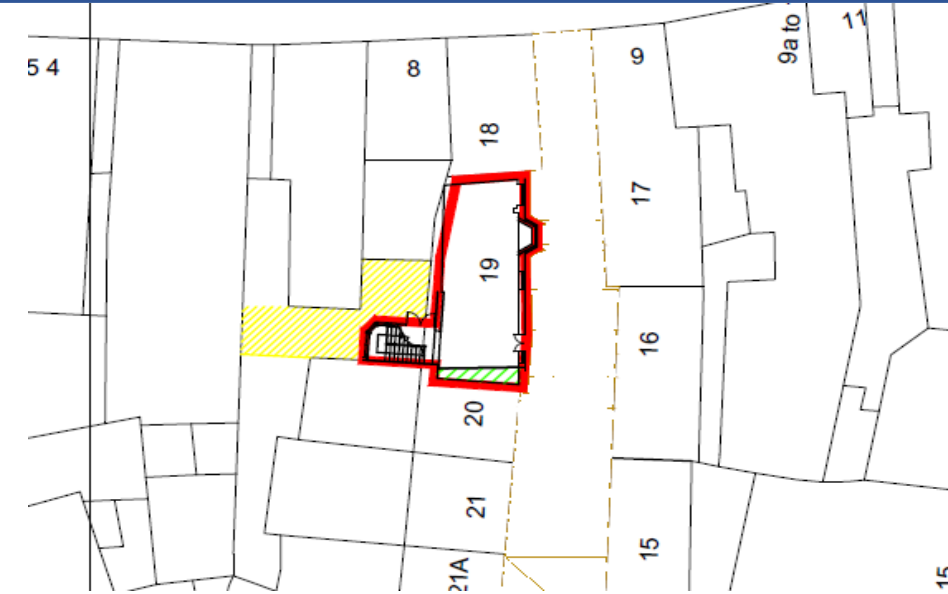
# Worcester - 19 Reindeer Court, Worcestershire WR1 2DS

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £145,000
- Gross Initial Yield: 6.90%
- Rental Income: £10,000 p.a.
- VAT is applicable to this property
- Comprises Grade II Listed two-storey retail unit, t/a beauty salon
- Total area size of 101.60 sq m (1,094 sq ft)
- Located inside Reindeer Court between The Shambles and New Street, which is home to retailers such as JD Sports, M&S, Greggs, Café Nero, Vodafone, TK Maxx and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 19 Reindeer Court (Ground/First Floor)	Ground Floor: 52.30 sq m (563 sq ft) Open Plan Retail  First Floor: 49.30 sq m (531 sq ft) Ancillary	Divine Beauty Salon Limited	5 Years from 25 October 2021	£10,000	Note 1: FRI Note 2: No break clause Note 3: Deposit held of £6,000
<b>Total</b>				<b>£10,000 + VAT</b>	

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### Property Description:

The property comprises Grade II Listed two-storey retail unit t/a beauty salon and provides the following accommodation and dimensions:

Ground Floor: 52.30 sq m (563 sq ft)

Open Plan Retail

First Floor: 49.30 sq m (531 sq ft)

Ancillary

Total NIA: 101.60 sq m (1,094 sq ft)

### Tenancy:

The property is at present let to Divine Beauty Salon Limited for a term of 5 years from 25<sup>th</sup> October 2021 at a current rent of £10,000 per annum and the lease contains full repairing and insuring covenants. No break clause. Deposit held of £6,000.

### Tenure:

Long leasehold. Held on a 999 Year lease from 1<sup>st</sup> January 2021 at a ground rent of peppercorn.



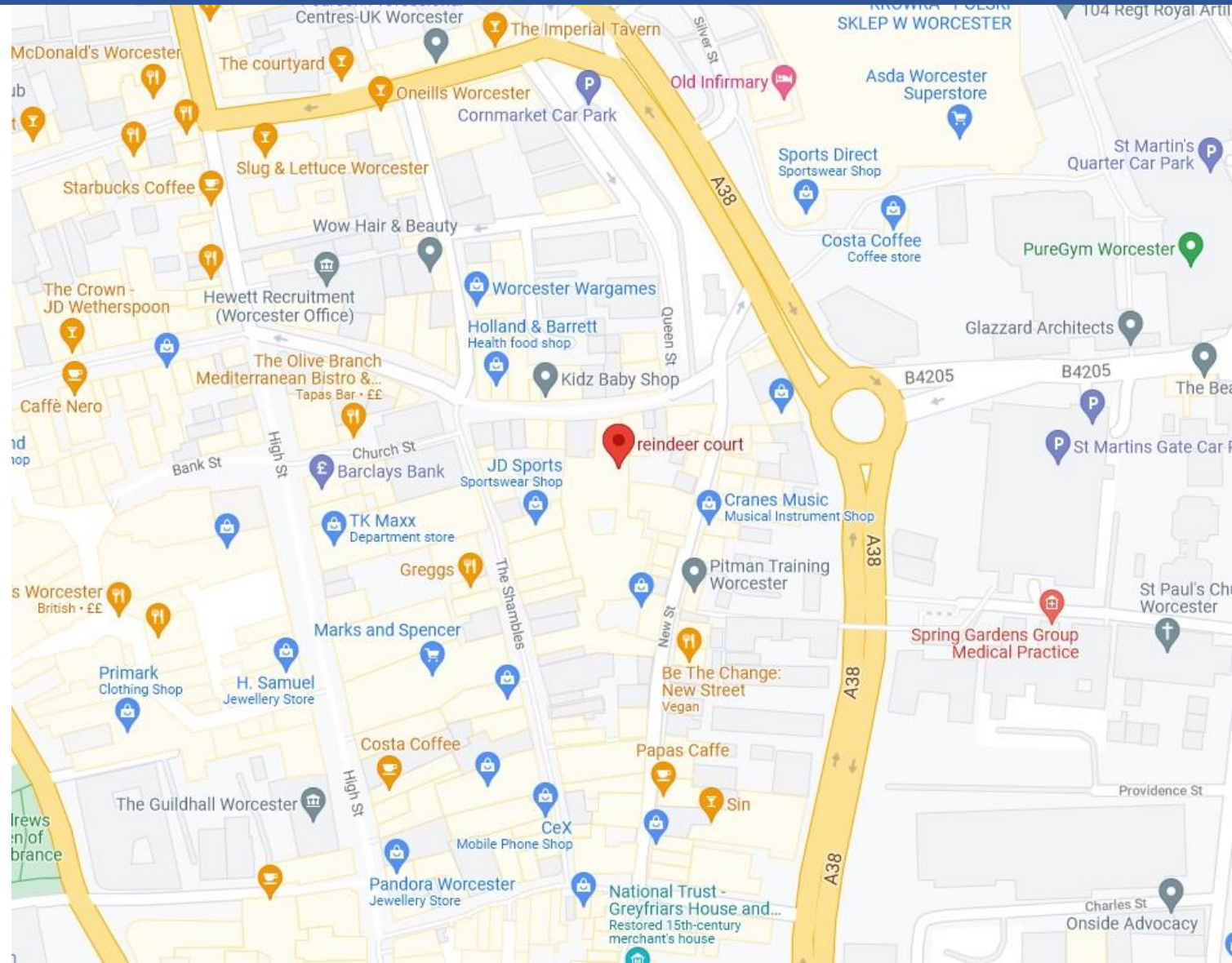
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### Location:

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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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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