

Worcester - 25 Reindeer Court, Worcestershire WR1 2DS
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



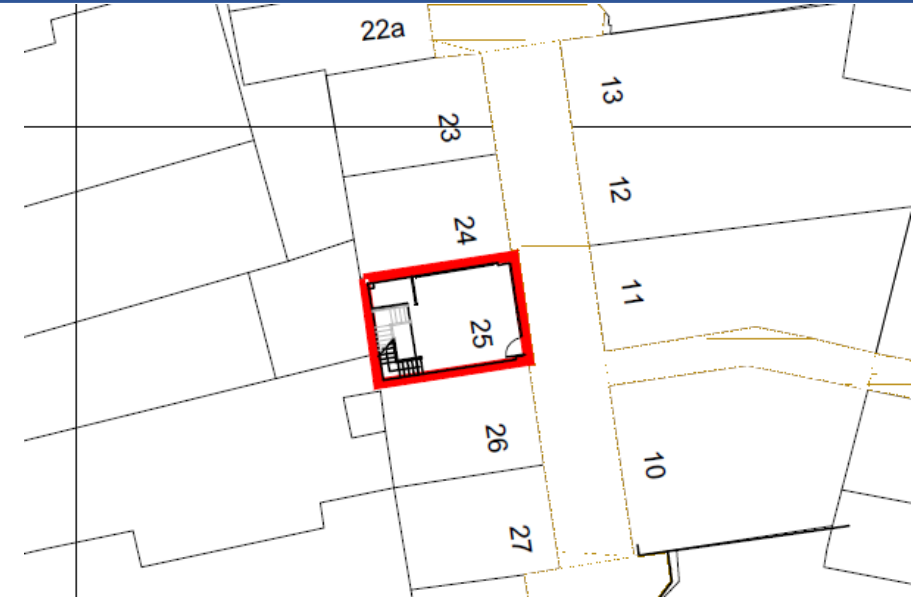
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Investment Consideration:

- Purchase Price: £115,000
- Gross Initial Yield: 6.09%
- Rental Income: £7,000 p.a.
- VAT is applicable to this property
- Comprises two-storey retail unit, t/a doughnut and milkshake shop
- Total area size of 61.90 sq m (666 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. 25 Reindeer Court (Ground/First Floor)	Ground Floor: 34.60 sq m (372 sq ft) Open Plan Retail First Floor: 27.30 sq m (294 sq ft) Ancillary, WC	Izzy`s Ices & Donuts Limited	5 Years from 2 September 2021	£7,000	Note 1: FRI Note 2: Tenant option to determine on 02.09.2024 with minimum 6 months notice Note 3: Deposit held of £4,200
Total				£7,000 + VAT	

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Property Description:

The property comprises two-storey retail unit t/a doughnut and milkshake shop and provides the following accommodation and dimensions:

Ground Floor: 34.60 sq m (372 sq ft)

Open Plan Retail

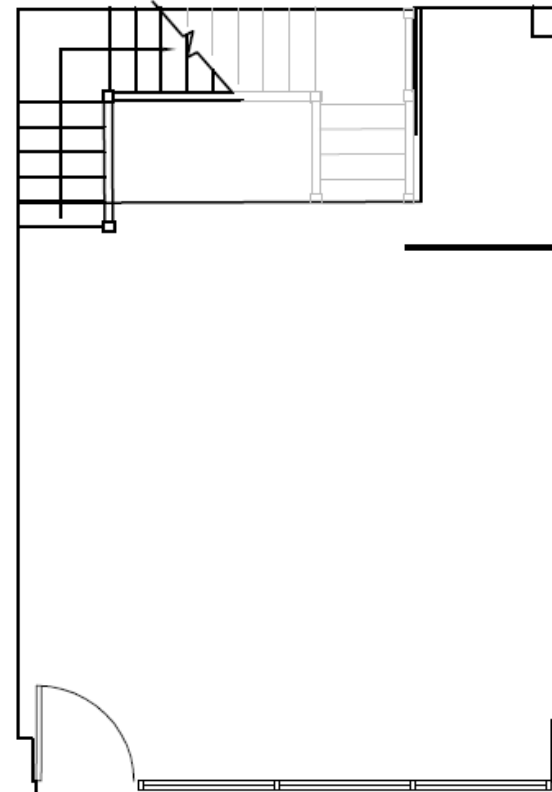
First Floor: 27.30 sq m (294 sq ft)

Ancillary, WC

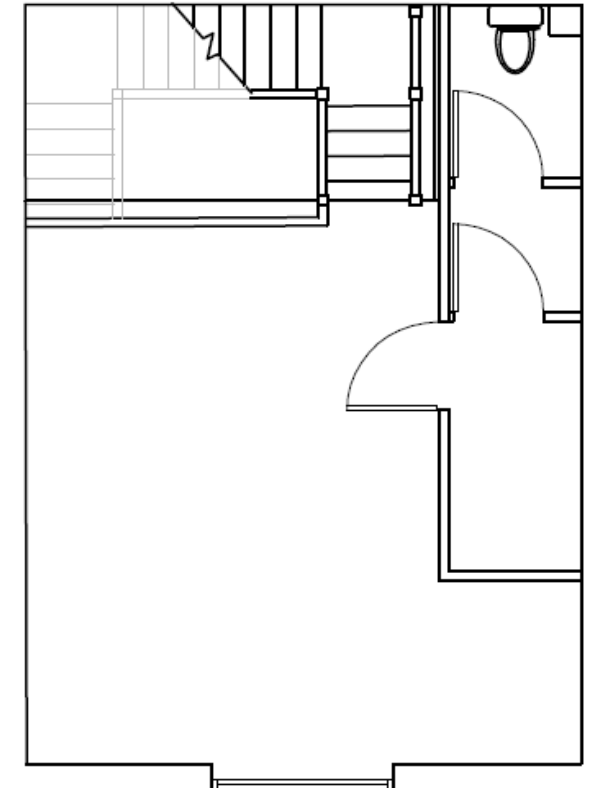
Total NIA: 61.90 sq m (666 sq ft)

Tenancy:

The property is at present let to Izzy`s Ices & Donuts Limited for a term of 5 years from 2nd September 2021 at a current rent of £7,000 per annum and the lease contains full repairing and insuring covenants. Tenant option to determine on 02.09.2024 with minimum 6 months notice. Deposit held of £4,200.



GROUND
FLOOR



FIRST
FLOOR

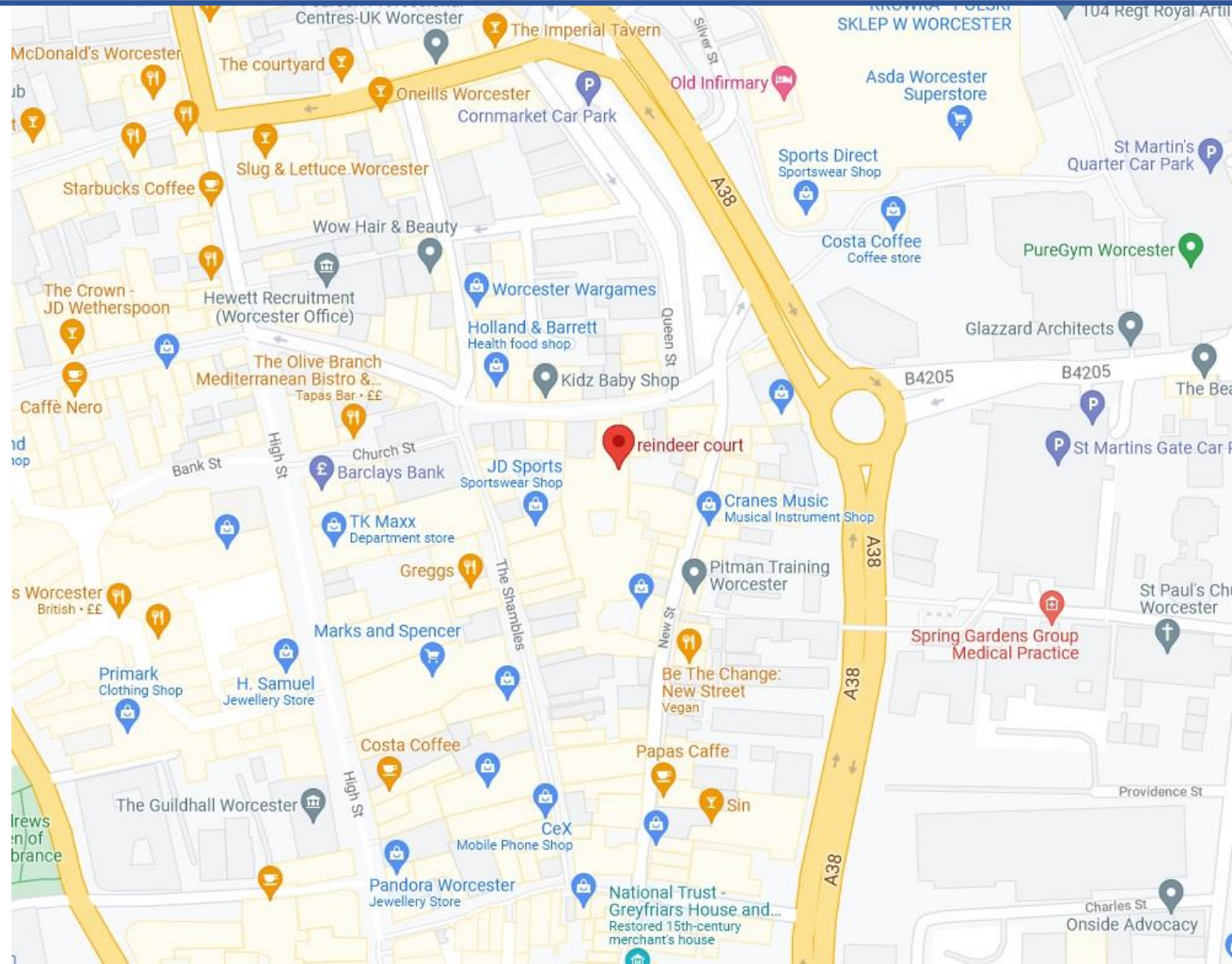
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Location:

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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