

Worcester - 29 Reindeer Court, Worcestershire WR1 2DS
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



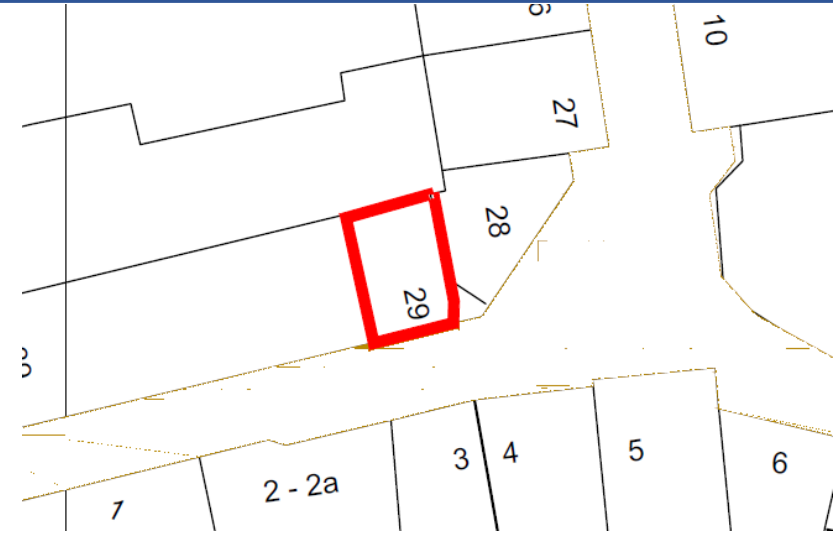
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Investment Consideration:

- Purchase Price: £110,000
- Vacant possession
- ERV: £7,000 p.a. GIY: 6.36%
- VAT is applicable to this property
- Comprises two-storey retail unit
- Total area size of 34.80 sq m (375 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. 29 Reindeer Court (Ground/First Floor)	Ground Floor: 20.60 sq m (222 sq ft) Open Plan Retail, WC First Floor: 14.20 sq m (153 sq ft) Ancillary		Vacant	ERV: £7,000	

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Property Description:

The property comprises two-storey retail unit and provides the following accommodation and dimensions:

Ground Floor: 20.60 sq m (222 sq ft)

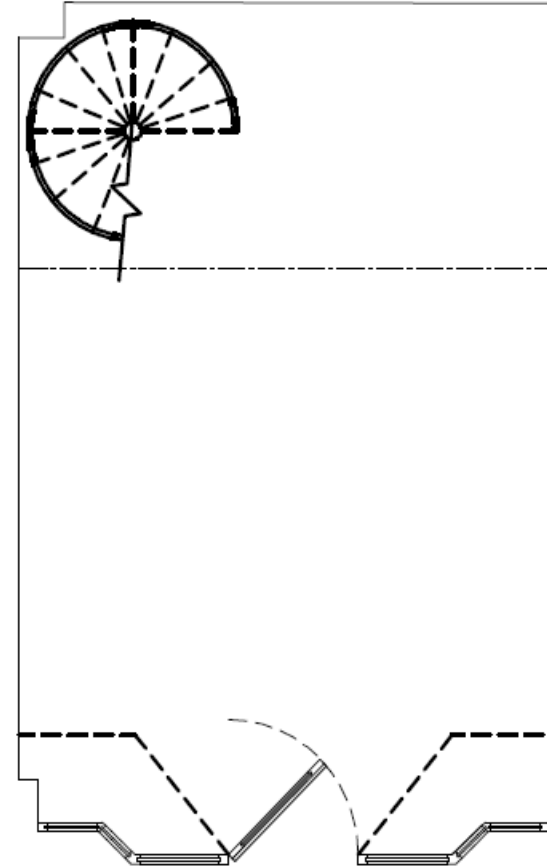
Open Plan Retail, WC

First Floor: 14.20 sq m (153 sq ft)

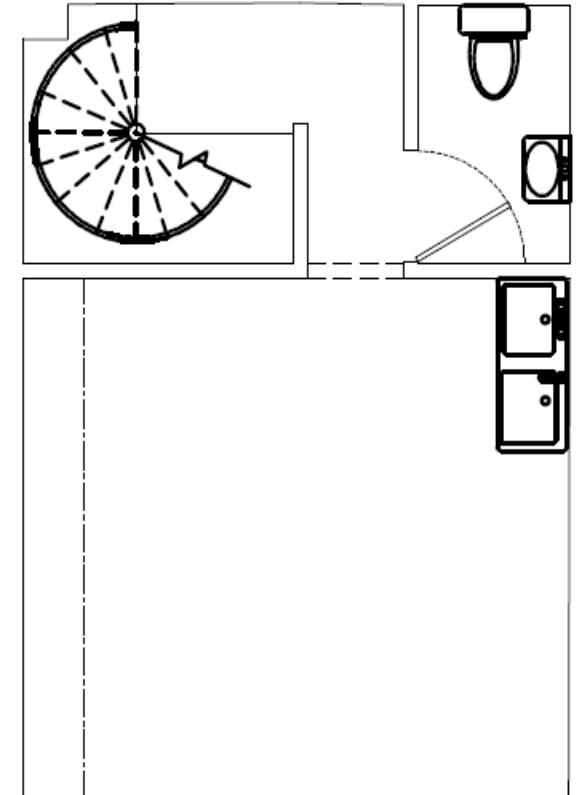
Ancillary

Tenancy:

The property is at present vacant. ERV: £7,000 p.a.



Ground Floor



First Floor

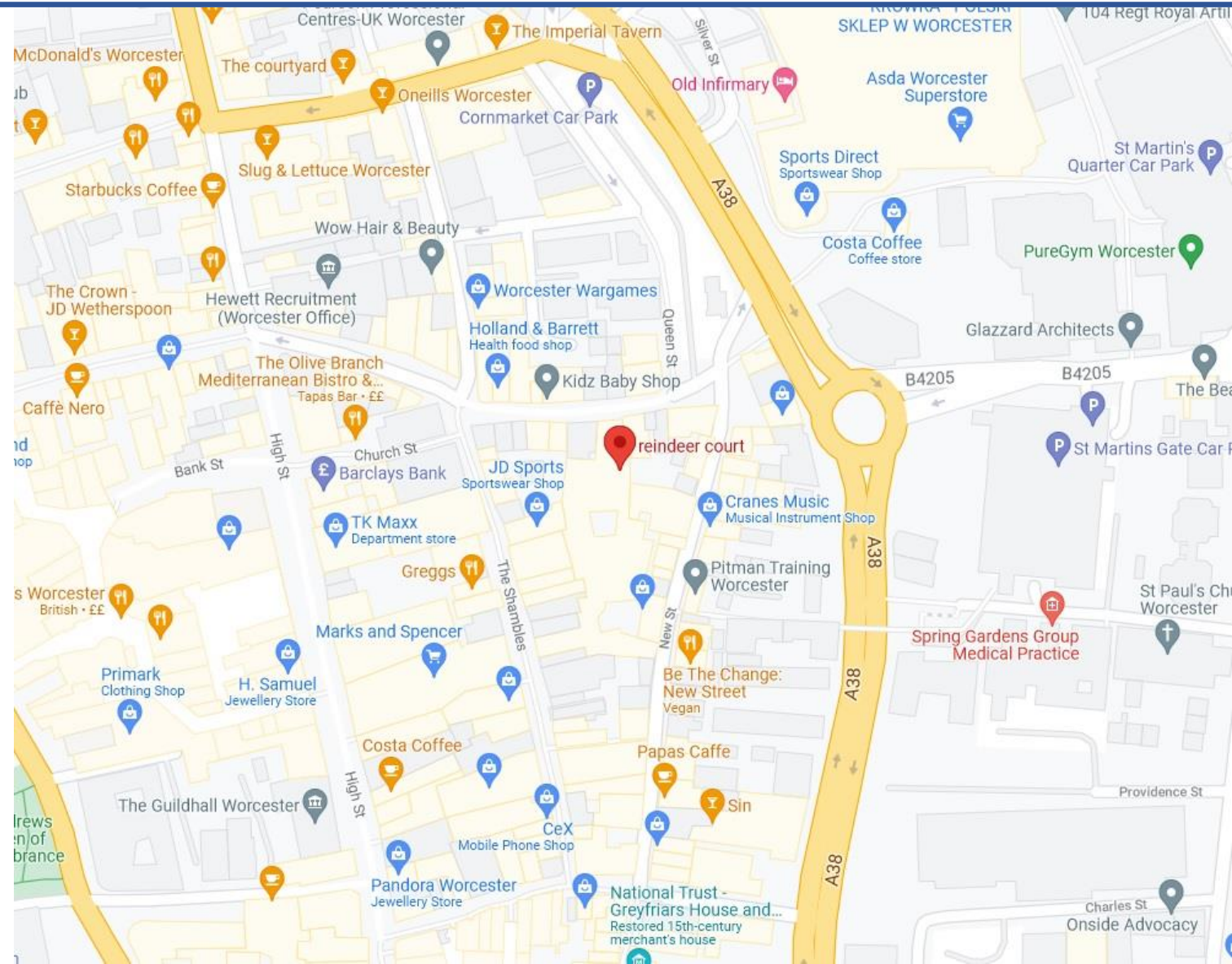
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Location:

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:

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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