

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



BLUE ALPINE

PROPERTY CONSULTANTS



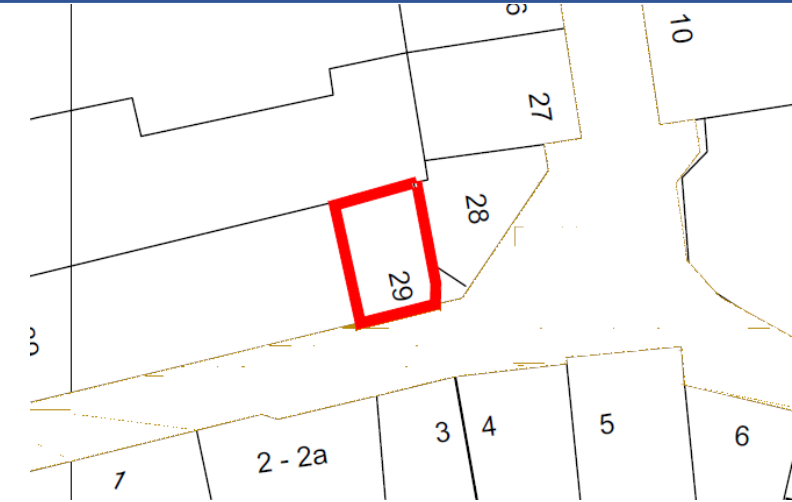
# Worcester - 29 Reindeer Court, Worcestershire WR1 2DS

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £110,000
- Gross Initial Yield: 6.36%
- Rental Income: £7,000
- VAT is applicable to this property
- Comprises two-storey retail unit
- 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<br>(Ground/First Floor) | Ground Floor: 20.60 sq m (222 sq ft)<br>Open Plan Retail, WC<br><br>First Floor: 14.20 sq m (153 sq ft)<br>Ancillary | Individual     | 10 Years from<br>14 June 2024 | £7,000              | Note 1: FRI<br>Note 2: Rent review every 3rd year open market upward only<br>Note 3: Tenant option to determine on 3rd and 6th anniversary with minimum 6 months notice<br>Note 4: Deposit held of £1,750<br>Note 5: Lease within Landlord & Tenant Act 1954 |

£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)

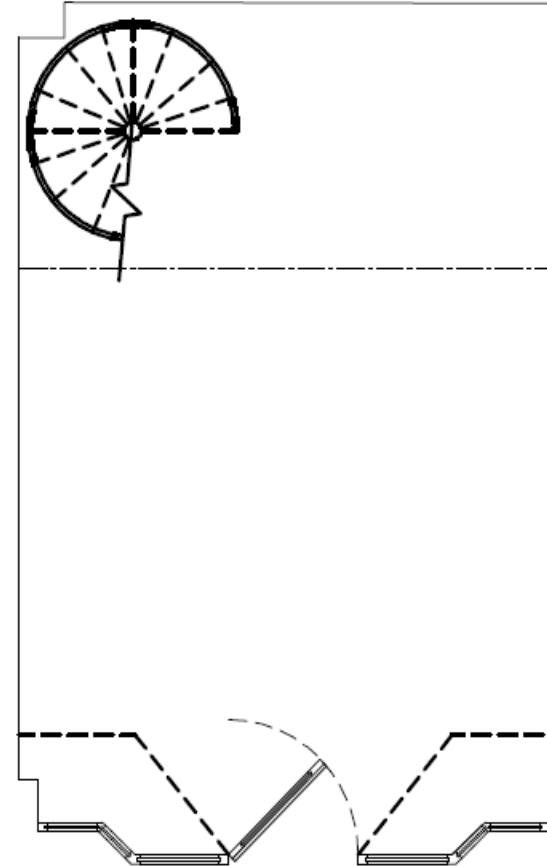
Open Plan Retail, WC

First Floor: 14.20 sq m (153 sq ft)

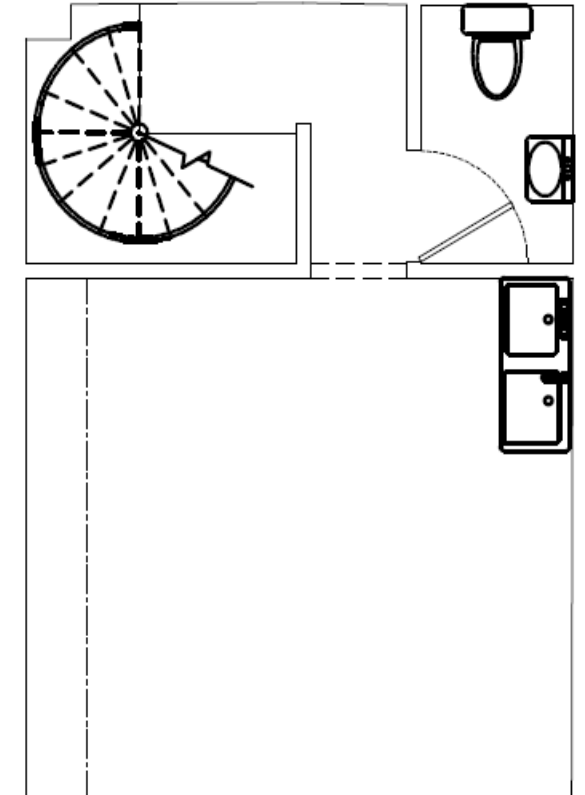
Ancillary

### Tenancy:

The property is at present let to an Individual for a term of 10 Years from 14<sup>th</sup> June 2024 at a current rent of £7,000 p.a. Rent review every 3<sup>rd</sup> year open market upward only. Tenant option to determine on 3<sup>rd</sup> and 6<sup>th</sup> anniversary with min 6 months notice. Deposit held of £1,750. Lease within Landlord & Tenant Act 1954



Ground Floor



First Floor



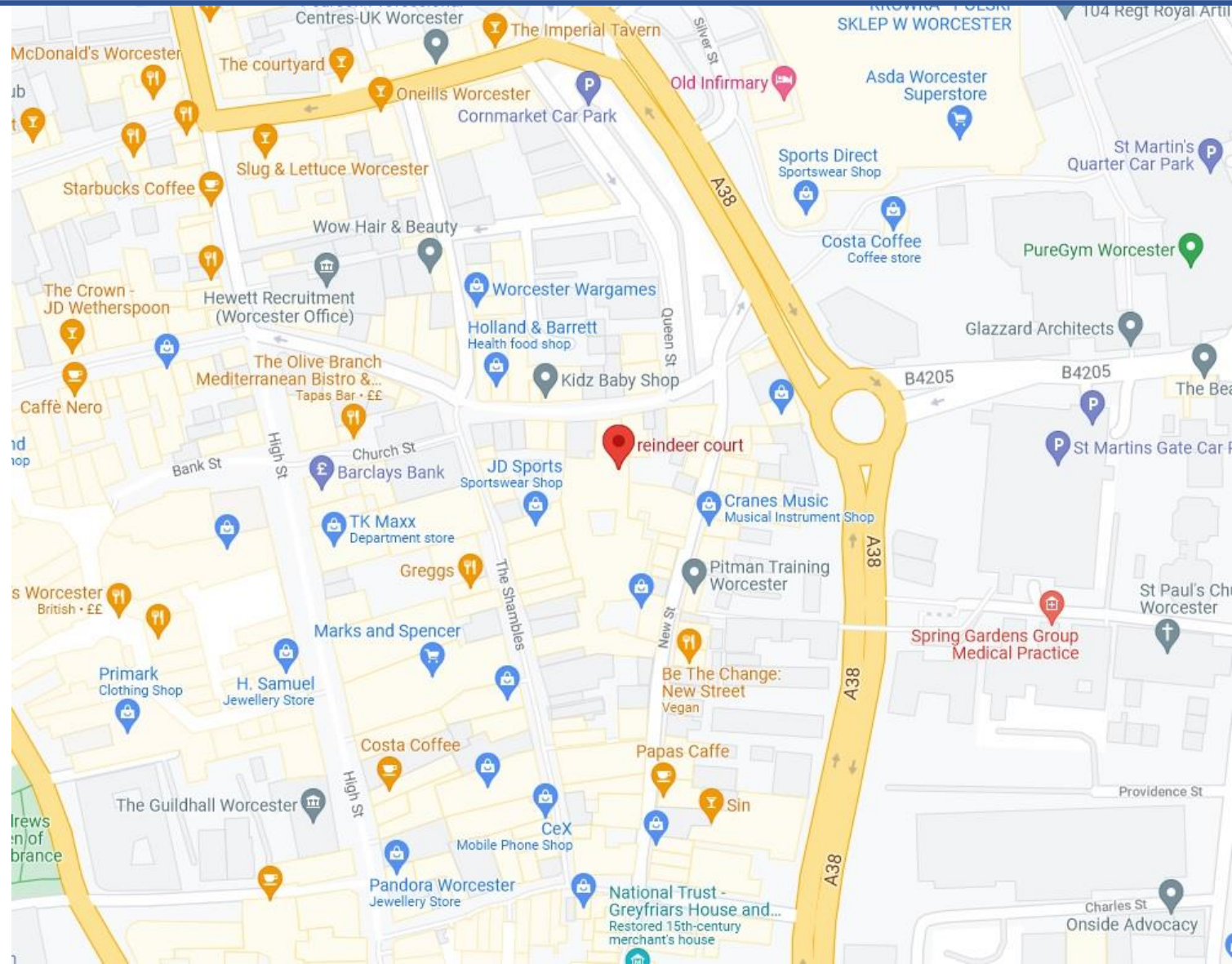
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### Location:

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:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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