

Worcester - 12 Reindeer Court, Worcestershire WR1 2DS Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



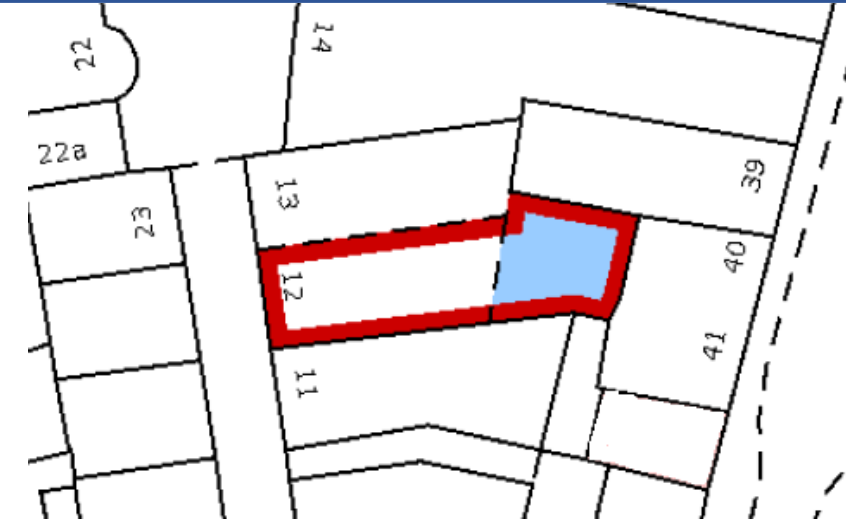
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Freehold Retail Investment



Investment Consideration:

- Purchase Price: £175,000
- Gross Initial Yield: 6.86%
- Rental Income: £12,000 p.a.
- VAT is applicable to this property
- Comprises two-storey retail unit, t/a dog clothing shop
- 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. 12 Reindeer Court (Ground/First Floor)	Ground Floor: 105 sq m (1,132 sq ft) Open Plan Retail, Storage First Floor: 81 sq m (868 sq ft) Ancillary, WC	Hugo and Ted Ltd	6 Years from 7 September 2022	£12,000	Note 1: FRI Note 2: Rent review linked to RPI on 07.09.25 Note 3: Tenant option to determine on 07.09.23 and 07.09.25 with min 1 month notice Note 4: Lease within Landlord & Tenant Act 1954
			Total	£12,000	

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Property Description:

The property comprises two-storey retail unit t/a Dog Clothing Shop and provides the following accommodation and dimensions:

Ground Floor: 105 sq m (1,132 sq ft)

Open Plan Retail, Storage

First Floor: 81 sq m (868 sq ft)

Ancillary, WC

Total NIA: 186 sq m (2,000 sq ft)

Tenancy:

The property is at present let to Hugo and Ted Ltd t/a Dog Clothing Shop for a term of 6 Years from 7th September 2022 at a current rent of £12,000 per annum and the lease contains full repairing and insuring covenants. Rent review linked to RPI on 07.09.25. Tenant option to determine on 07.09.23 and 07.09.25 with min 1 month notice. Lease within Landlord & Tenant Act 1954.



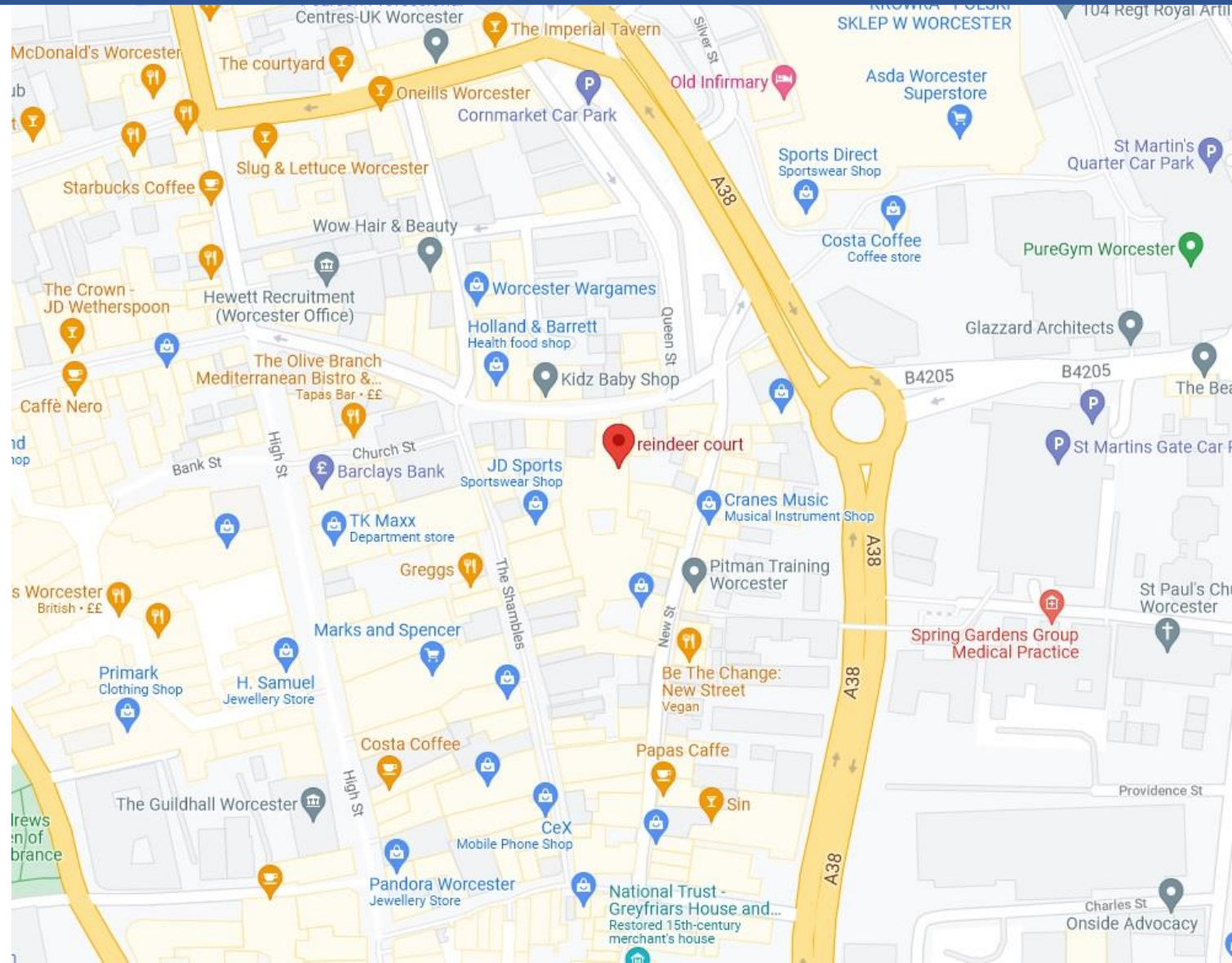
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Location:

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.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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