

Worcester - 20 Reindeer Court, Worcestershire WR1 2DS  
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



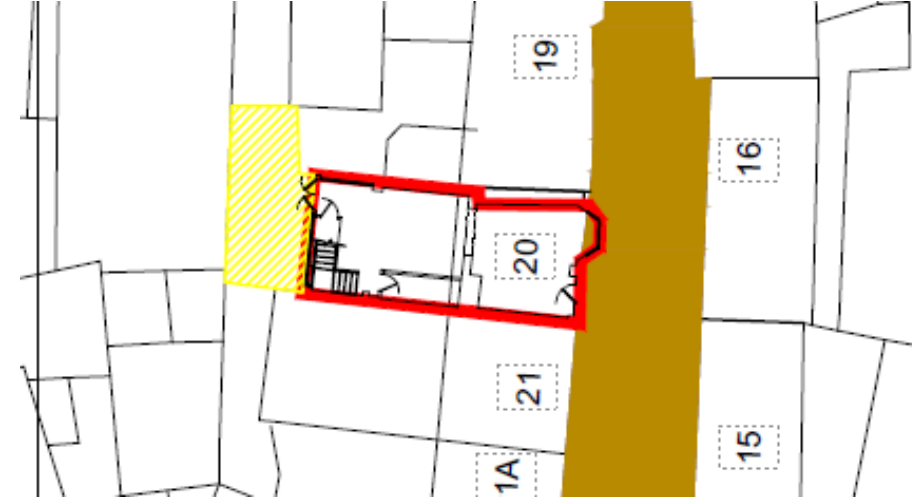
# Worcester - 20 Reindeer Court, Worcestershire WR1 2DS

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £125,000
- Gross Initial Yield: 6.40%
- Rental Income: £8,000 p.a.
- VAT is applicable to this property
- Comprises two-storey retail premises t/a florist
- 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. 20 Reindeer Court (Ground/First Floor)	Ground Floor: 47 sq m (503 sq ft) Open Plan Retail First Floor: 33 sq m (363 sq ft) Ancillary, WC	Individuals t/a Florist	3 Years from 25 November 2021	£8,000	Note 1: FRI Note 2: Deposit held of £4,800.
			<b>Total</b>	<b>£8,000</b>	

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### Property Description:

The property comprises two-storey retail premises t/a florist and provides the following accommodation and dimensions:

Ground Floor: 47 sq m (503 sq ft)

Open Plan Retail

First Floor: 33 sq m (363 sq ft)

Ancillary, WC

Total NIA: 80 sq m (866 sq ft)

### Tenancy:

The property is at present let to Individuals t/a florist for a term of 3 Years from 25<sup>th</sup> November 2021 at a current rent of £8,000 p.a. and the lease contains full repairing and insuring covenants. Deposit held of £4,800.



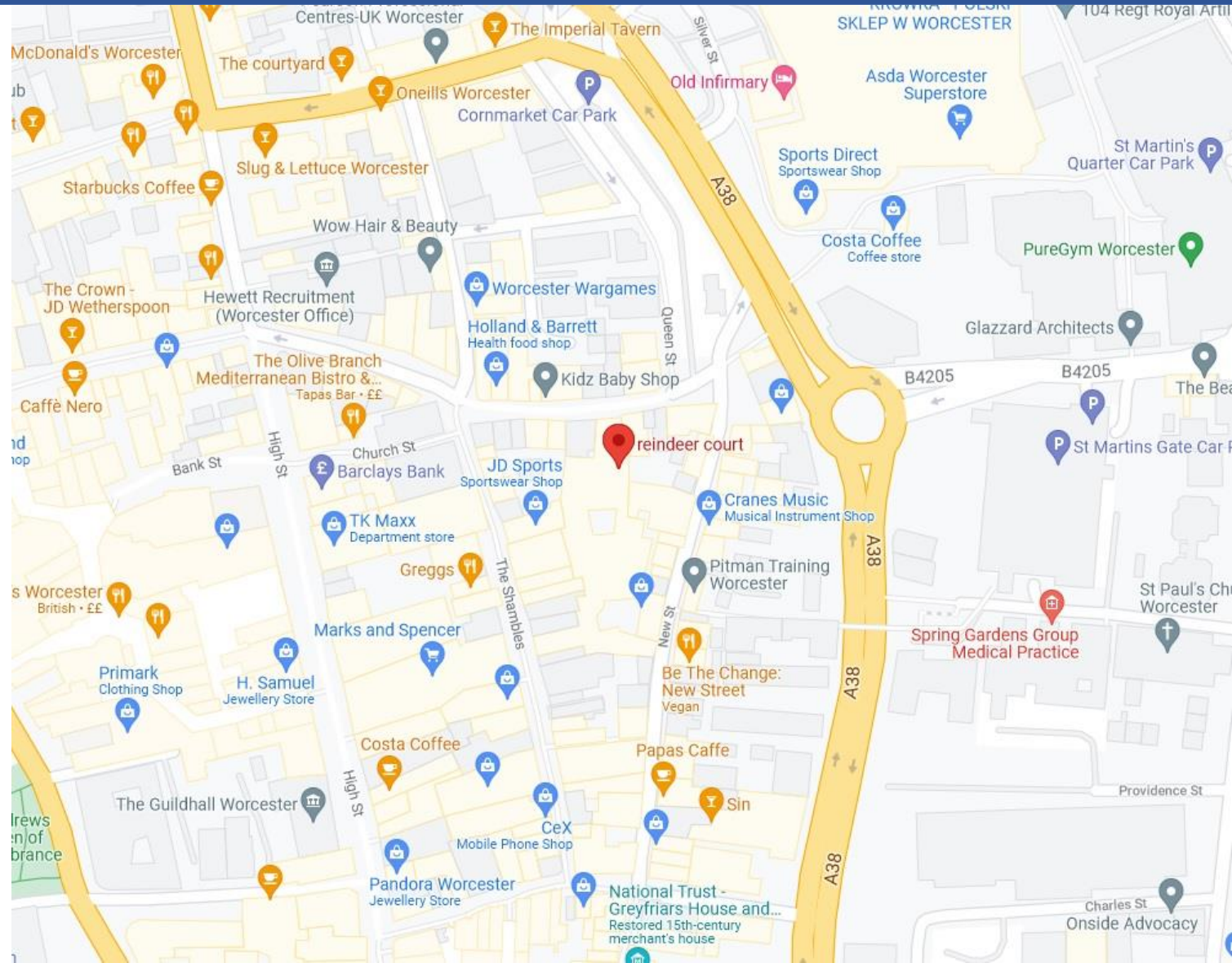
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### Location:

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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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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