

Worcester – 22A Reindeer Court, Worcestershire WR1 2DS

Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



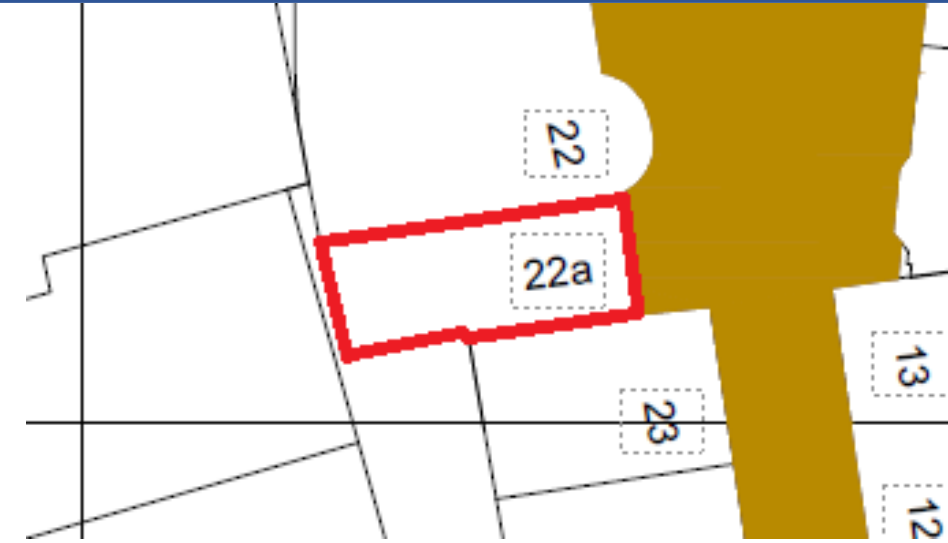
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Investment Consideration:

- Purchase Price: £132,500
- Gross Initial Yield: 6.79%
- Rental Income: £9,000 p.a.
- VAT is applicable to this property
- Comprises ground floor retail unit t/a barbers
- 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. 22A Reindeer Court (Ground Floor)	Ground Floor: 35 sq m (377 sq ft) Open Plan Retail, Storage, WC	Camo Hair Limited	7 Years from 27 July 2018	£9,000	Note 1: FRI Note 2: Lease within Landlord & Tenant Act 1954.
			Total	£9,000	

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Property Description:

The property comprises ground floor retail unit t/a barbers and provides the following accommodation and dimensions:

Ground Floor: 35 sq m (377 sq ft)

Open Plan Retail, Storage, WC

Tenancy:

The property is at present let to Camo Hair Limited t/a Barbers for a term of 7 Years from 27th July 2018 at a current rent of £9,000 per annum and the lease contains full repairing and insuring covenants. Lease within Landlord & Tenant Act 1954.



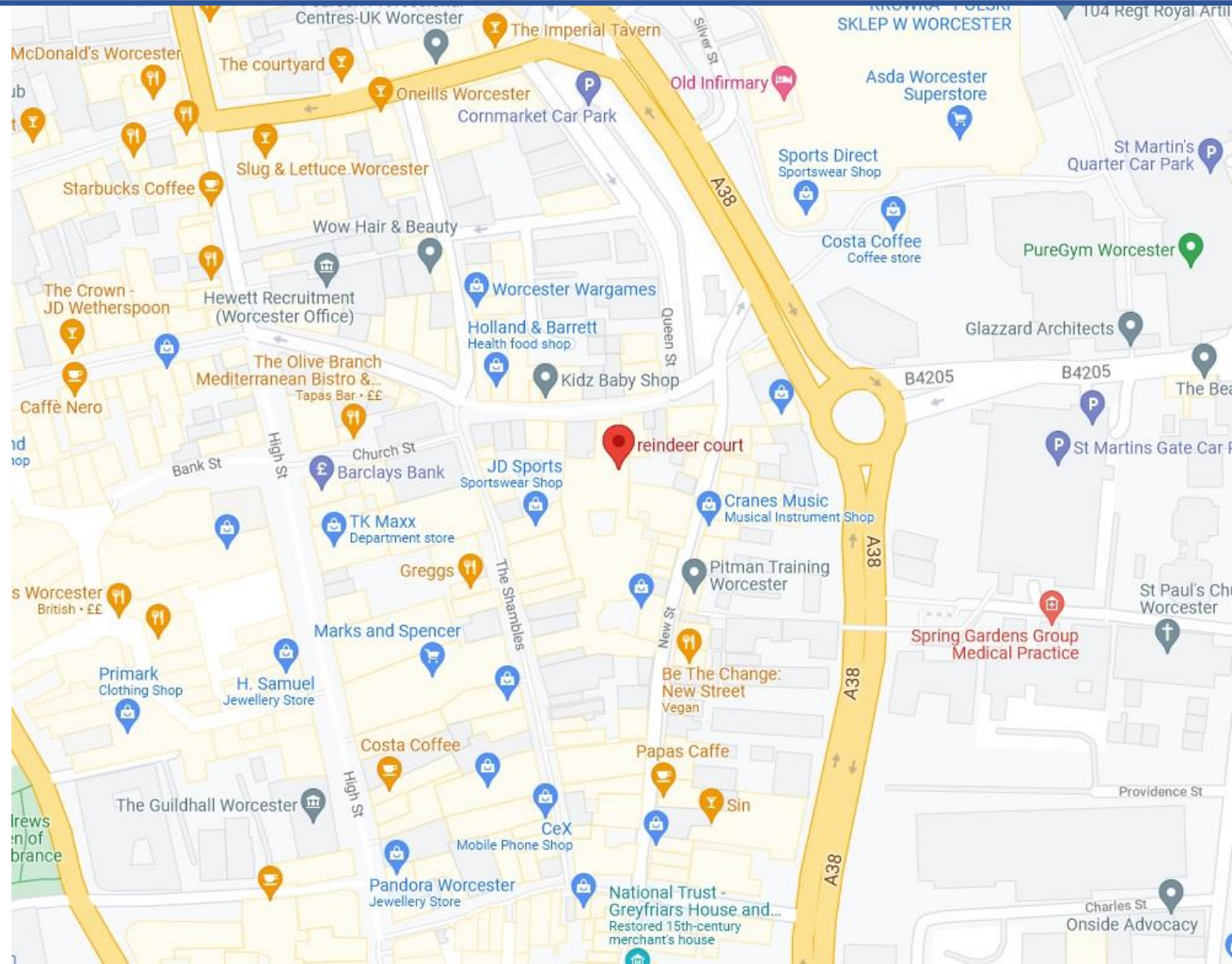
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Location:

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:

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PROPERTY INVESTMENT & DEVELOPMENT

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