

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



BLUE ALPINE

PROPERTY CONSULTANTS



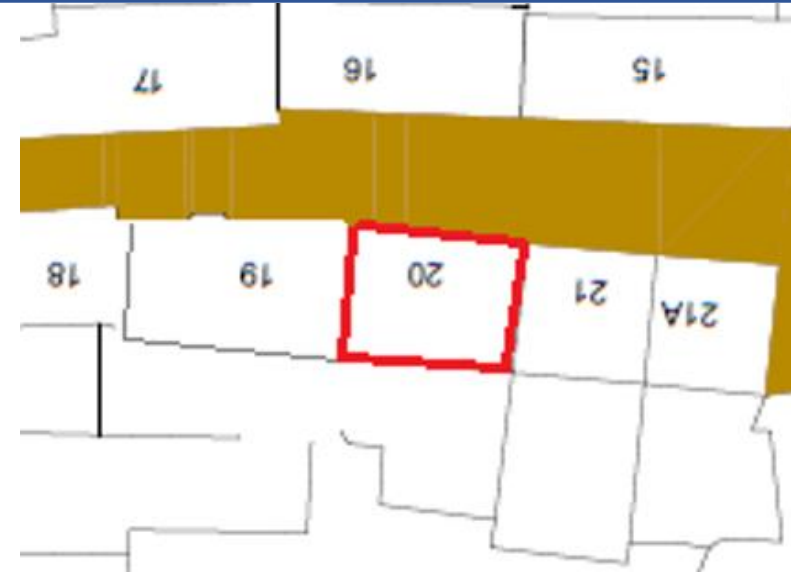
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Investment Consideration:

- Purchase Price: £125,000
- Gross Initial Yield: 7.20%
- Rental Income: £9,000 p.a.
- VAT is applicable to this property
- Comprises two-storey retail premises
- Suitable for variety of uses (Class E)
- 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 & 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	Dev Creative Ltd (with personal guarantee)	3 Years from 6 August 2025	£9,000	Note 1: FRI Note 2: Rent review in February 2027 linked to RPI Note 3: Tenant option to determine in February 2027 with minimum 6 months notice Note 4: Deposit held of £2,250

£9,000

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Property Description:

Comprises ground floor retail premises with internally accessed first floor ancillary, providing the following accommodation and dimensions:

Ground Floor: 53 sq m (570 sq ft)

Open plan retail, storage

First Floor: 35 sq m (377 sq ft)

Ancillary, wc

Tenancy:

Property is at present let to an Dev Creative Ltd (with personal guarantee) for a term of 3 Years from 6th August 2025 at a current rent of £9,000 p.a. and the lease contains full repairing and insuring covenants. Rent review in February 2027 linked to RPI. Tenant option to determine in February 2027 with min 6 months notice. Deposit held of £2,250.



Tenant Fitting Out

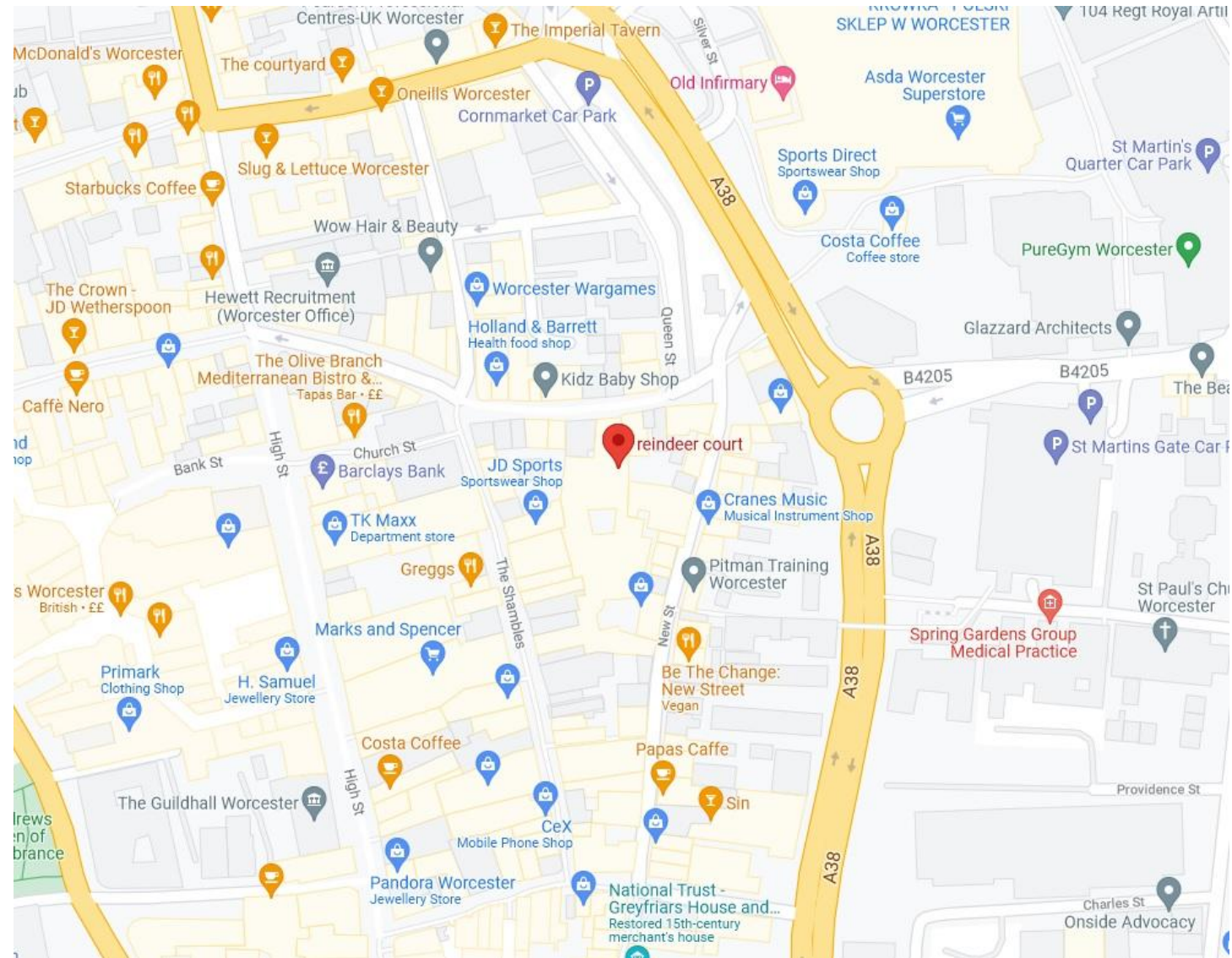
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Location:

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 CONSULTANTS

Address:

Blue Alpine Partners Limited

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

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

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