

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



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



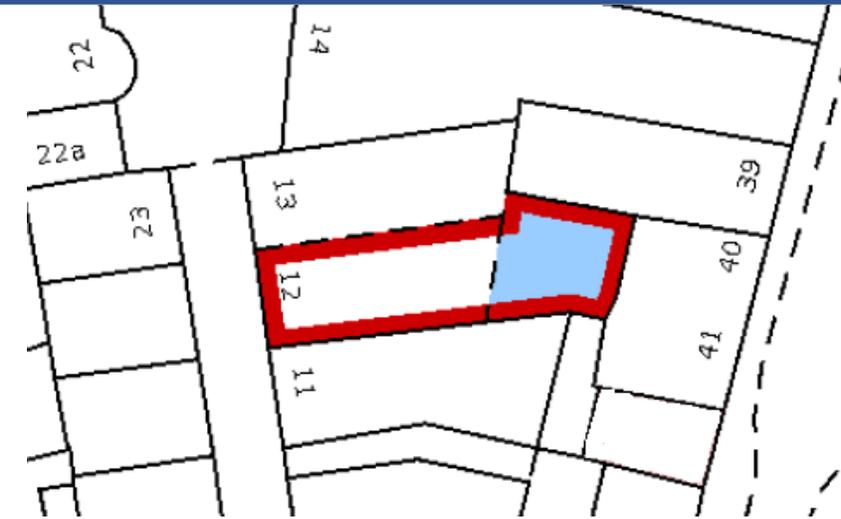
# Worcester - 12 Reindeer Court, Worcestershire WR1 2DS

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### Investment Consideration:

- Purchase Price: £300,000
- Vacant possession
- ERV: £30,000 p.a. GIY: 10.00%
- VAT is applicable to this property
- Comprises two-storey large retail unit (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 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		Vacant	ERV: £30,000	

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### Property Description:

The property comprises large two-storey retail premises, providing the following accommodation and dimensions:

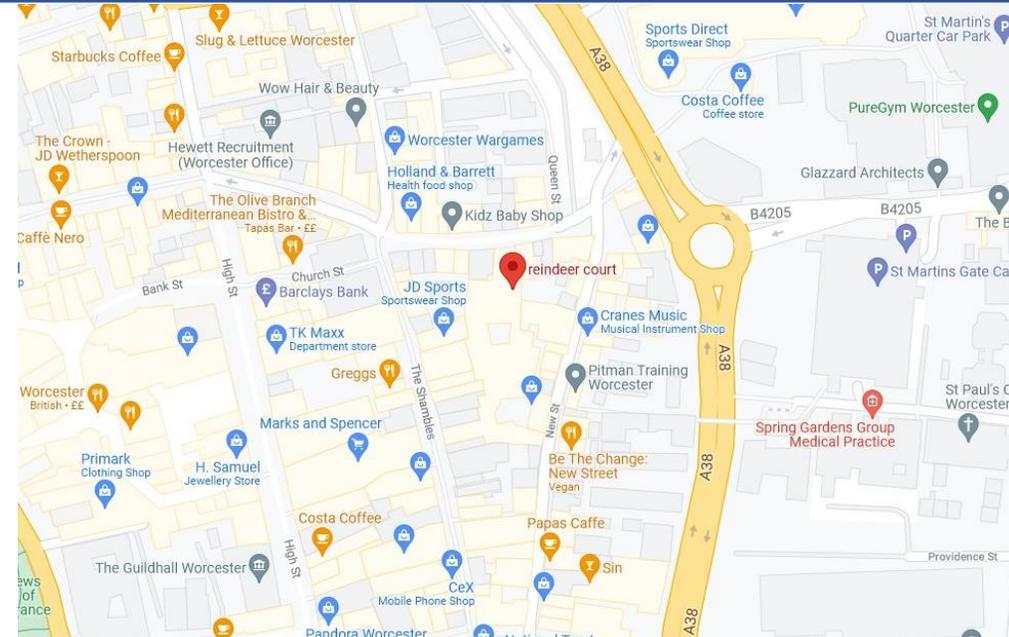
Ground Floor: 105 sq m (1,132 sq ft)

Open Plan Retail, Storage

First Floor: 81 sq m (868 sq ft)

Ancillary, WC

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



### 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

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