

Worcester - 1 Reindeer Court, Worcestershire WR1 2DS  
Freehold Vacant Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





# Worcester - 1 Reindeer Court, Worcestershire WR1 2DS

## Freehold Vacant Retail Investment



### Investment Consideration:

- Purchase Price: £325,000
- Vacant possession
- ERV: £30,000 p.a. GIY: 9.23%
- VAT is applicable to this property
- Comprises ground floor shop with ancillary accommodation at first and second floor
- Ground floor shop benefits from triple frontage
- Total area size of 175 sq m (1,887 sq ft)
- Located within 0.3 miles from Worcester Foregate Street train station, with nearby occupiers include M&S, Greggs, JD Sports, Costa Coffee and Waterstones, amongst many more.





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### Property Description:

Comprises triple fronted ground floor shop with office accommodation at first floor and storage at second floor, providing the following accommodation and dimensions:

Ground Floor: 34 sq m (367 sq ft)

Open plan retail

First Floor: 65 sq m (700 sq ft)

5 rooms

Second Floor: 76 sq m (820 sq ft)

Open plan storage, wc

Total area size: 175 sq m (1,887 sq ft)

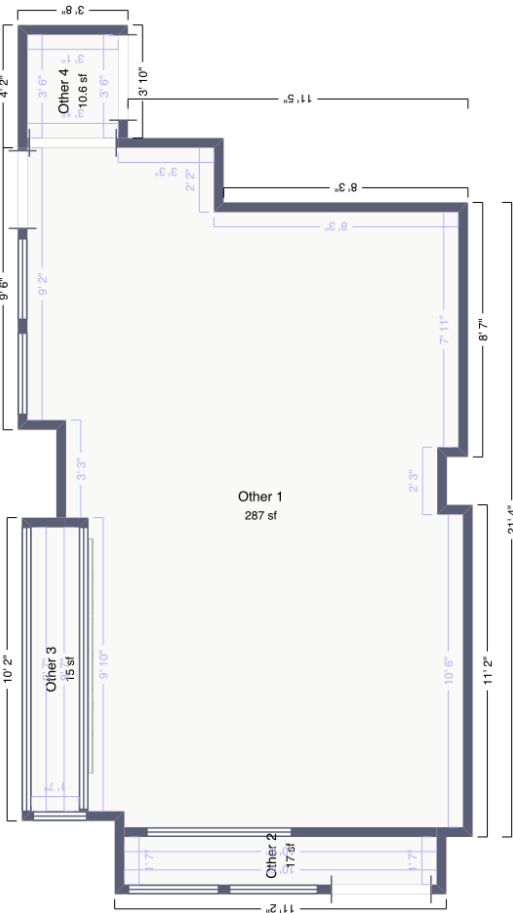
### Tenancy:

The entire property is at present vacant. ERV: £30,000 p.a.

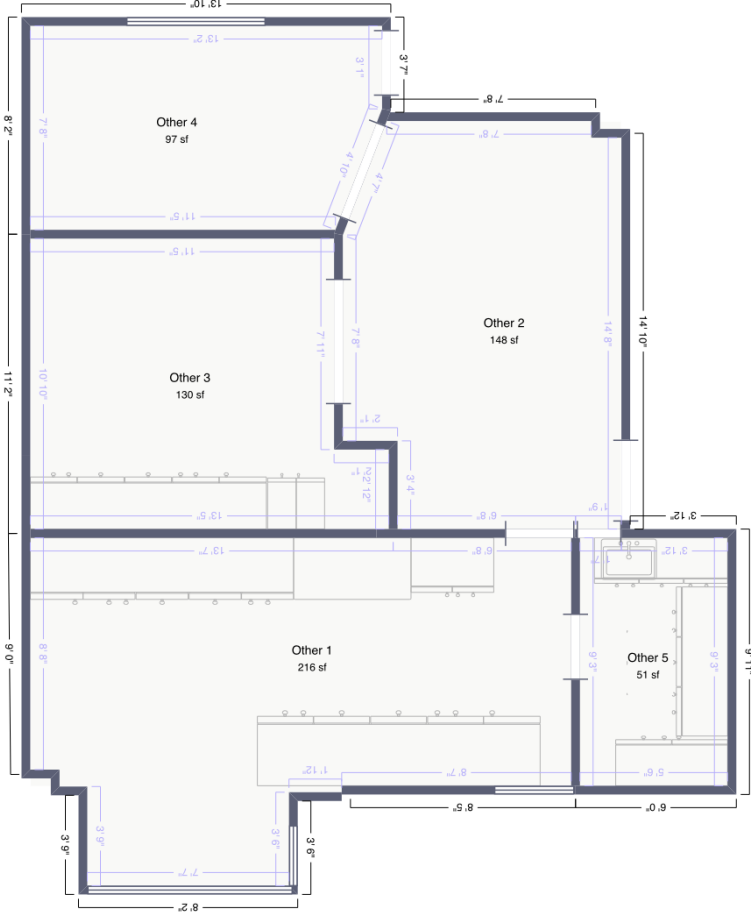


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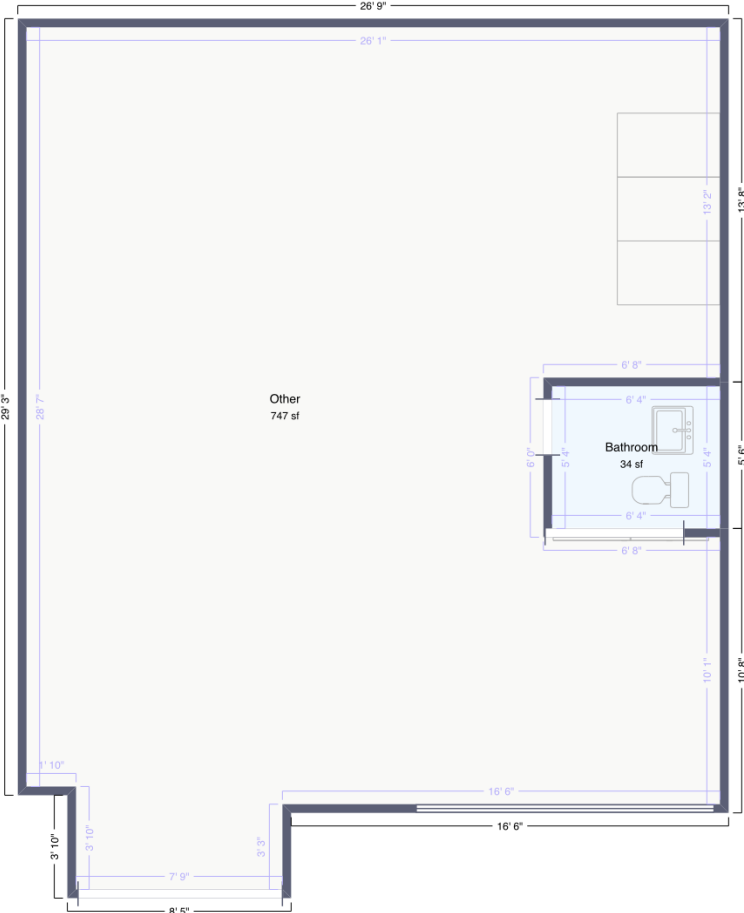
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Ground Floor



First Floor



Second Floor

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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.

