

MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE

GROUND FLOOR RETAIL WITH UPPER FLOOR
RESIDENTIAL ACCOMMODATION
– MIXED USE INVESTMENT



**17-21 BEOLEY ROAD WEST, REDDITCH,
WORCESTERSHIRE, B98 8LR**
3,325 SQ FT (309 SQ M)

- PROMINENT LOCATION
- MIXED USED BUILDING
- INCOME PRODUCING
- FREEHOLD TITLE

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Warstone Lane
Jewellery Quarter
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LOCATION

The premises are situated on Beoley Road West, close to its junction with Other Road and Holloway Lane. Trafford Retail Park is located within close proximity and consists of major retailers, such as Iceland, Home Bargains and Aldi. Redditch Train Station is located approximately 1 mile west from the subject property, providing regular access into Birmingham City Centre and the surrounding areas. Birmingham City Centre is located approximately 15 miles north from the subject premises. The M42 motorway can be accessed from either the A441 or the A435, which are approximately 5 miles away.

DESCRIPTION

The premises comprise of a three-storey brick-built building surmounted by a pitched tiled roof. Internally, the ground floor benefits from three self-contained retail units with three self-contained flats on the first and second floors.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (£ PA)
17 Beoley Road	537	49.9	£7,200
17A Beoley Road	506	47	£6,000
19 Beoley Road	631	58.6	£7,200
19A Beoley Road	581.3	54	£5,700
21 Beoley Road	424	39.4	£7,200
21A Beoley Road	645.8	60	£6,600
TOTAL	3,325	309	£39,900

PLANNING

Interested parties should contact Redditch Borough Council Planning Department on 01527 881 770.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The freehold interest is available at a quoting price of £575,000 subject to contract.

LEASE DETAILS

The ground floor retail shops are let on full repairing and insuring leases and the flats are held on assured short hold tenancies.

Further details available upon request.

BUSINESS RATES

17 Beoley Road West is currently listed within the 2023 rating listing as having a rateable value of £4,550. Rates payable will be in the region of £2,270.45.

19-21 Beoley Road West is currently listed within the 2023 rating listing as having a rateable value of £6,800. Rates payable will be in the region of £3,393.20.

Interested parties are advised to make their own enquiries to Redditch Borough Council Business Rates Department on 01527 543 023.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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