

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



**6 MOUNT PLEASANT, REDDITCH,
WORCESTERSHIRE, B97 4JB**
1,574 SQ FT (146.2 SQ M)

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location on the corner of Mount Pleasant and Ludlow Road. Within close proximity is Kingfisher Shopping Centre, which provides a variety of national retailers and banks. Redditch Train Station is located approximately 0.8 miles North West from the subject property, providing regular links into Birmingham City Centre and the surrounding areas. Birmingham City Centre is located approximately 16 miles north from the property.

DESCRIPTION

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

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (£ PA)
6 Mount Pleasant	486.5	45.2	£8,000
6A Mount Pleasant	527.4	49	£6,600
6B Mount Pleasant	559.7	52	£6,600
TOTAL	1,573.6	146.2	£21,200

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 £325,000 subject to contract.

LEASE DETAILS

The ground floor retail shop is let on full repairing and insuring lease and the flats are held on assured shorthold tenancies.

Further details available upon request.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £5,100. Rates payable will be in the region of £2,544.90. Small business rate relief may apply.

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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