

# MASON YOUNG

PROPERTY CONSULTANTS

# FOR SALE

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



**149 IPSLEY STREET, REDDITCH,  
WORCESTERSHIRE, B98 7AA  
3,314 SQ FT (307.9 SQ M)**

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

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Warstone Lane  
Jewellery Quarter  
Birmingham  
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## LOCATION

The property is situated on Ipsley Street, within walking distance to the Town Centre. Trafford Retail Park is located a few minutes away and consists of major retailers including Poundstretcher, Aldi, Maplins, Pet for Homes amongst others. Other retailers such as Lidl, Halfords, Wickes & Bensons for Beds are also located nearby. The M42 motorway can be accessed from either the A441 or A435, which are approximately 4.6 miles and 6.6 miles away respectively. Redditch Train Station is approximately 1 mile away and provides regular links into Birmingham City Centre and the surrounding areas.

## DESCRIPTION

The premises comprise of a two-storey brick-built building surmounted by a pitched tiled roof. Internally, the ground floor benefits from two self-contained retail units with three self-contained flats on the first floor. To the rear of the property is a shared car park and two further self-contained flats.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT (£ PA)
Unit 1, 149 Ipsley Street	620	57.6	£9,000
Unit 2, 149 Ipsley Street	465	43.2	£10,000
149A Ipsley Street	400	37.2	£6,600
149B Ipsley Street	430	39.9	£6,600
149 Ipsley Street – Flat 1	398.3	37	£6,300
149 Ipsley Street – Flat 2	570.5	53	£6,360
149 Ipsley Street – Flat 3	430.6	40	£6,000
<b>TOTAL</b>	<b>3,314.4</b>	<b>307.9</b>	<b>£50,800</b>

## 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 £765,000 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, producing a total income of £50,800 per annum. Further details available upon request.

## BUSINESS RATES

Unit 1 is currently listed within the 2023 rating listing as having a rateable value of £4,900. Rates payable will be in the region of £2,445.51. Small business rates relief may apply.

Unit 2 is currently listed within the 2023 rating listing as having a rateable value of £4,850. Rates payable will be in the region of £2,420.15. Small business rates 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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