

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**GROUND & FIRST FLOOR RESIDENTIAL WITH
COMMERCIAL LAND AT REAR – MIXED USE
INVESTMENT OPPORTUNITY**



**BLACKHORSE, 5-9 MOUNT PLEASANT,
REDDITCH, B97 4JA
5,360.4 SQ FT (498 SQ M)**

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

The property is situated in a prominent location on the corner of Mount Pleasant and Ipsley Street. 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 two-storey brick-built building surmounted by a pitched tiled roof. Internally, the property benefits from three self-contained flats on the ground and first floor. Externally, the property benefits from a commercial yard to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (£ PA)
5 Mount Pleasant	502.3	46.66	£6,600
7 Mount Pleasant	502.3	46.66	£6,900
9 Mount Pleasant	502.3	46.66	£6,600
Land At Rear	3,853.5	358	£7,200
TOTAL	5,360.4	498	£27,300

* Please note that the residential units have not been measured.

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 £425,000 subject to contract.

LEASE DETAILS

The property is let on a full repairing and insuring and the flats are held on assured short hold tenancies, producing a total income of £27,300 per annum. Further details available upon request.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £3,100. Rates payable will be in the region of £1,546.90. 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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