



28 - 30 Mount Pleasant
Redditch, B97 4JB

Mixed Commercial & Residential Investment

- Established commercial Tenant
- Large Spacious Flats
- Gross Rent £26,220pa
- Asset management potential
- Close to Town Centre
- Freehold

Summary

Price	£345,000
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Mount Pleasant is a busy road, formerly the main A441, in a densely populated Residential Area less than 5 minutes walk from the Town Centre, which is immediately North. It is on a Bus Route.

The Shop is in a short parade of shops near the junction with Salop Road and Ipsley Street; On street parking is free.

Description

The property comprises an end terrace mixed commercial and residential building arrange as:

Number 28 - Ground Floor shop 578sqft plus Lower Ground Floor Storage 552sqft.
Number 30 - Ground Floor shop 273 sqft

To the rear is a shared WC.

A pedestrian access leads to the two self-contain residential properties each comprising:

Ground Floor Lobby with stairs ascending to First Floor landing off which opens: Bathroom, Kitchen and Lounge, with stairs continuing to Second Floor comprising two Double Bedrooms.

To the rear is a good sized garden.

Tenure

Freehold

Tenure

Number 28 - is let to S Vadivel for a term of 5 years from 9 July 2024 at a rent of £10,000 subject to Tenant break on 9 July 2029.
Number 30 - is let to for a term of 15 years from February 2013 at a rent of £3500.

The upper floors are let on to ASTs at rents of £530pcm.

The Total rental income is £26,220pa

Purchase Price

£345,000

EPC

tbc

Legal Fees

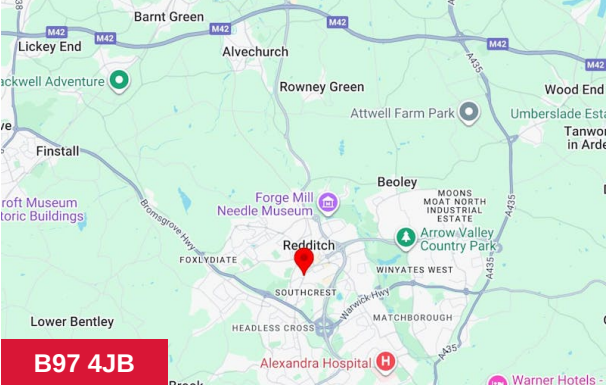
Each Party to bear their own fees.

Services

All Mains Services are supplied to the building.

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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