



**Hewell Road**  
Redditch, B97 6AN

**11,926 sqft on 2.21 acres of  
commercial yard and  
premises with development  
potential.**

**11,926 sq ft**  
(1,107.96 sq m)

- 2.21 acres (0.892 hectares)
- 11,926 sqft (1,108.41 sqm) Gross Floor Area
- Front and rear access
- Various Works / Stores
- Site mostly concreted
- Redevelopment potential
- Freehold

## Location

The property is situated off Hewell Road, close to the junction with Clive Road), less than 500 m from Redditch Town Centre. Redditch lies 15 miles to the south of the centre of Birmingham where the A441 travelling south meets the A448 from Bromsgrove heading east. Easy motorway access is provided via Junction 2 of the M42 Motorway.

## Description

The site extends to 0.892 hectares (2.21 acres), running along the Birmingham Cross City Railway Line. The site is accessed via two entrances and is broadly flat across its length, although there is a retaining wall and concrete slope towards the back of the site.

The site has been extensively concreted and has previously been operating as a vehicle scrap yard under an end of life vehicle licence. The site benefits from secure perimeter fencing along all sides of the premises. There are three separate industrial buildings on the site which are all of typical modern workshop specification, having steel framed structures with brick and block external walls and metal profiled upper elevations and roofing.

To the rear of the site there is an additional building which is open on one elevation.

## ACCOMMODATION

Front garage: 1,290 sqft (119.9 sqm)

Entrance, office and workshop: 4,026 sqft (374.18 sqm)

Central industrial terrace: 6,027 sqft (560.15 sqm)

Open sided building: 583 sqft (54.18 sqm)

Gross internal areas approximately: 11,926 sqft (1,108.41 sqm)

The site previously held a Scrap Metal Dealer Site Licence, in addition the operator was registered under the Waste (England and Wales) Regulations 2011 as a waste carrier, broker and dealer. It also operated under an End-of-Life Vehicle (ELV) processing licence, with concrete hardstanding and drainage in place to meet regulatory requirements.

## Tenure

Freehold.

The main site will be sold with vacant possession. The Front Garage is currently occupied under a lease with the following terms:

- Tenant: Arrow Garage Limited.
- Term: 5 years, terminating on 14 March 2026.
- Rent: £17,500 per annum.

## Price

£2,000,000 plus VAT

## Services

We understand that mains services are connected or available. Interested parties are advised to check the position with their advisors/contractors.

## Business Rates

The site has multiple ratings assessments which can be made available upon request.

## Legal Fees

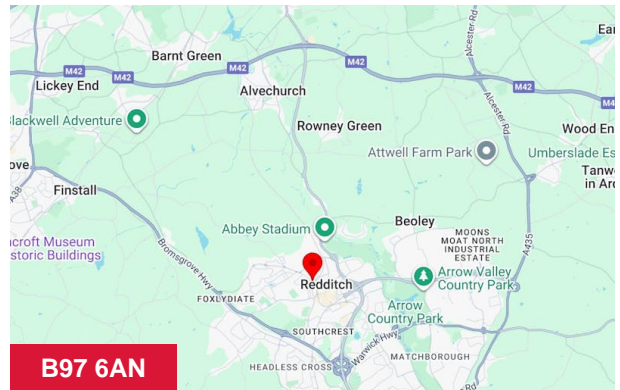
Each party to be responsible for their own legal costs incurred.

## EPC

tbc

## Viewing

Strictly by appointment with our reception on 01527584242 or Bulleys



## Viewing & Further Information



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