



82 - 88 Beoley Road West
Redditch, B98 8LX

**Mixed-Use Properties with
Development Potential STP**

2,623 sq ft
(243.68 sq m)

- Ground Floor Fast Food Takeaway with 4-bed Flat & 2-bed House
- Fully-Fitted Sales & Food Preparation Area
- Site Area of 0.128 Acres
- Benefits from a double garage, garden and secure parking
- Interconnecting properties offering scope for flexible use or redevelopment (STP)
- Freehold

Summary

Available Size	2,623 sq ft
Price	£550,000
Business Rates	£4,500 - 100% Small Business Rate Relief Potentially Available.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated on Beoley Road West, in the well-established residential and commercial area of Redditch. The location benefits from good local amenities and transport connections, with Redditch Town Centre and Train Station within close proximity. The property also offers convenient access to the A435 and wider motorway network via the M42 (Junction 3).

Description

The opportunity comprises a substantial mixed-use property with adjoining residential accommodation as follows:

86 - 88 Beoley Road West comprises a ground floor fast-food takeaway arranged as fully fitted Sales Area including frying range; Food Preparation; further food prep and stores. The total GIA of the commercial area is 1315sqft. A Ground floor lobby provides access to the first floor flat comprising 4 bedrooms and a bathroom.

82 Beoley Road West forms a two-bedroom end-terrace house, interlinked with No. 86-88, arranged as a Living Room; Utility; Bathroom and Two Bedrooms.

The properties occupy a site extending to 0.128 acres, benefiting from a double garage, secure parking, and garden space. The interconnecting nature of the buildings makes them well suited to sale as a whole, offering flexibility for an investor, owner-occupier or redevelopment potential (subject to planning).

Tenure

Freehold

Asking Price

£550,000

Services

All mains services are available.

Rateable Value

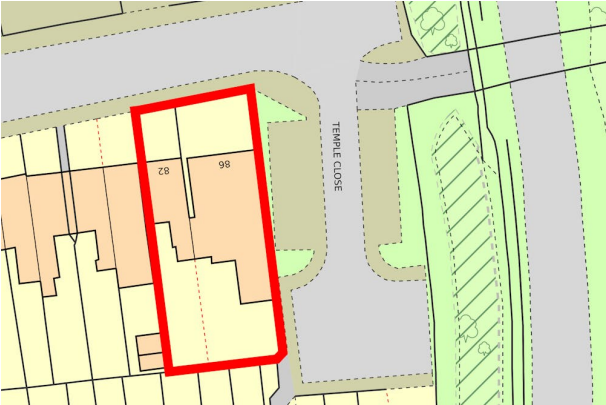
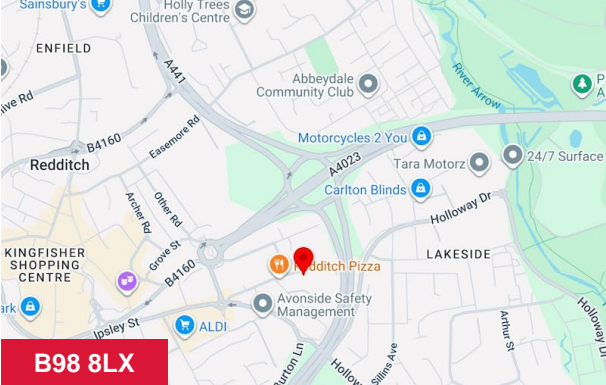
No. 86 = £4,500 - 100% Small Business Rate Relief Potentially Available.

Anti- Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

Viewing

Strictly by appointment with our office on 01527 584 242.



Viewing & Further Information



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