



28 - 30 Mount Pleasant
Redditch, B97 4JB

Mixed Commercial & Residential Investment

3,913 sq ft
(363.53 sq m)

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

Description

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

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

Number 30 - Ground Floor shop 273 sqft

Residential:

Number 28a - Four Storey Apartment consisting of approximately 1,255 sq ft GIA

Number 30a - Four Storey Apartment consisting of approximately 1,255 sq ft GIA

To the rear is a shared WC.

A pedestrian access leads to the two self-contained 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. The flats are in need of complete refurbishment.

To the rear is a good sized garden.

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.

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 Paul Kings for a term of 15 years from February 2013 at a rent of £3500.

Flat 30a is currently vacant.

Flat 28a is let on to AST at rent of £530pcm.

The Total rental income is £26,220pa

Purchase Price

£345,000

Legal Fees

Each Party to bear their own fees.

Services

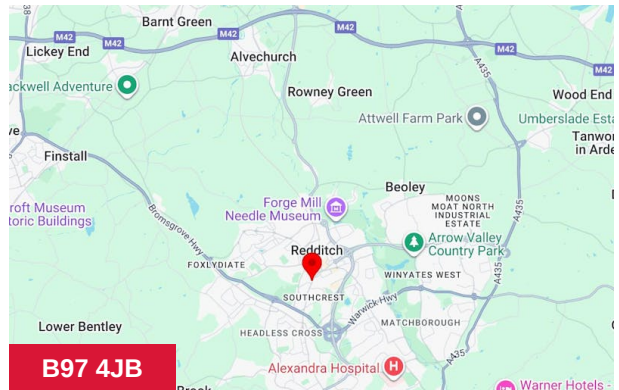
All Mains Services are supplied to the building.

Viewing

Strictly by appointment with our reception on 01527 584242

EPC

tbc



Viewing & Further Information



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