

# FOR SALE

## (INVESTMENT)



**7 & 9 ALCESTER STREET  
REDDITCH  
WORCESTERSHIRE  
B98 8AE**

- ❖ **RETAIL SHOPS**
- ❖ **TOWN CENTRE LOCATION**
- ❖ **REAR CAR PARKING**

### **LOCATION**

The property is located within the pedestrianised zone in Redditch Town Centre, opposite the main Crown Post Office and a short walking distance from the public library in Mercian Square and in close proximity to the Kingfisher Shopping Centre. Nearby traders include Lamberts (Estate Agents), Natwest Bank, Shipleys Bingo. There are public car parks within easy walking distance of the property.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

**7 & 9 ALCESTER STREET, REDDITCH, B98 8AE .....Cont'd.**

**DESCRIPTION**

The property fronts Alcester Street with service access to the rear and also car parking (2 spaces) available.

TENANT	AREA		LEASE TERMS	REVIEW PATTERN	CURRENT RENT PA (EX)	
	SQ.FT	SQ.M				
<b><u>9 Alcester Road</u></b>						
Mr. Kubilay Yilmaz Gents Barber	G/F Retail	651	60.5	6 years from 15.12.18	3 yearly	£12,000 pa
	G/F Managers Office	<u>120</u> 771	<u>11.1</u> 71.6			
<b><u>7 Alcester Road</u></b>						
Michelle Holmes T/A the Loft Hair & Beauty	G/F	345	32.0	6 years from 17.7.20	3 YEARLY	Yr 1 £12,000 pa from 17.7.20- 16.7.21  Yr 2 £13,000 pa From 17.7.21- 16.7.22  Yr 3 £14,500 pa From 17.7.22- 16.7.23
	F/F	726	67.4			
	2/F	<u>265</u> 1336	<u>24.6</u> 124.1			

**RENT ROLL SUMMARY**

7 Alcester Street                   £12,000 per annum (rising to £14,500 pa)  
 9 Alcester Street                £12,000 per annum  
**Total**                               **£24,000 per annum (rising to £26,500 pa)**

**2017 RATEABLE VALUE**

7 Alcester Street - £ 9,000  
 9 Alcester Street - £10,500

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**LEGAL COSTS**

Each party to pay their own respective legal costs incurred in the transaction.

**FIXTURES & FITTINGS**

All items in the nature of fixtures and fittings referred to in these particulars will be included in the purchase price, all other items being expressly excluded. The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and cannot verify that they are in working order, or fit for their purpose. The applicant is advised to obtain their own verification.

**SERVICES**

Mains drainage water, electricity and gas are available and connected to the property.

**ENERGY PERFORMANCE CERTIFICATES** Attached.

**PURCHASE PRICE**

£500,000.00 (Five Hundred Thousand Pounds) Subject to Contract.

**V.A.T.**

We are informed VAT is not applicable in this transaction.

**VIEWING** By strict appointment only with the sole Agent :-

**John Emms Commercial**

**Tel : 01384-257284**

**Email: john@johnemmscommercial.co.uk**

**Website: www.johnemmscommercial.co.uk**

**SUBJECT TO CONTRACT**

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