



**INVESTMENT SALE**

## Town Centre Retail Investment Opportunity

**4d2 The Quadrant, Alcester Street, Redditch, B98 8AE**

**Bond Wolfe**  
**bw**  
Est. 1983



# Property Highlights

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Part of a highly prominent mixed use / retail and leisure scheme close to the Kingfisher Shopping Centre, combining gym, bar and leisure activities.

Ground floor unit (with mezzanine floor) extending to 1,194 sq. ft. (966 sq m).

Rear service yard.

Let for a term of 10 years from 29/9/2020, expiring 28/9/2030.

Passing rent of £16,000 per annum.

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**Guide Price - £195,000, equating to a net initial yield of 8.02%.**



# Description

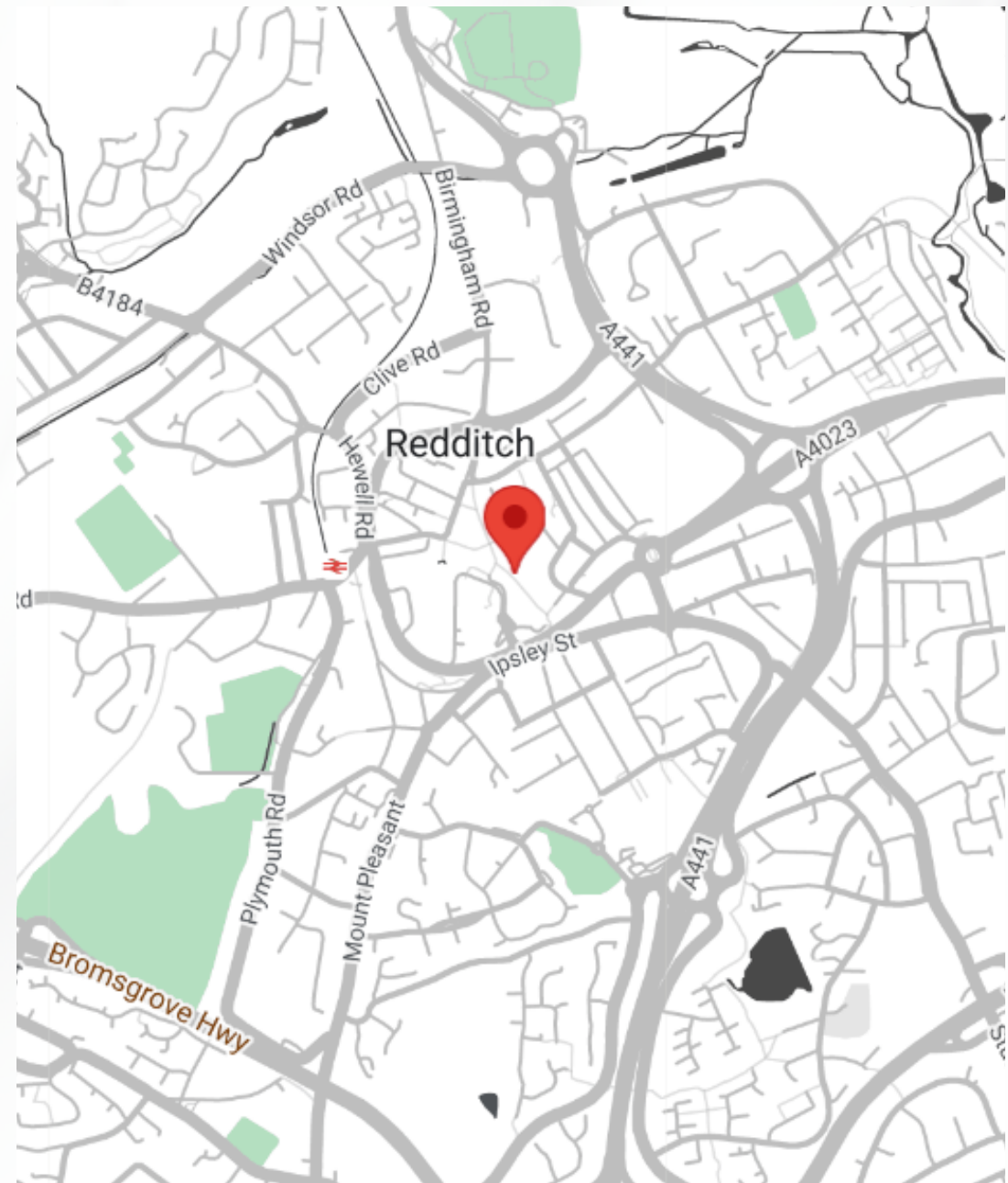
The Property is accessed from Alcester Street just off Church Green, with Wellington Street providing vehicular access to a delivery yard to the rear. The property, lying adjacent to Dominoes pizza, comprises a ground floor established hair salon extending to a gross internal area of 1,194 sq. ft. (966 sq m). The property benefits from a mezzanine floor.

# Location

Redditch is a town in north-east Worcestershire that was designated a 'New Town' in 1964. The town is located 29 km (18 miles) south of Birmingham, 40 km (25 miles) north-east of Worcester and 185 km (115 miles) north-west of London.

The town benefits from excellent transport links, being located 7 km (4.5 miles) south of Junction 2 of the M42 motorway.

Redditch train station provides a direct and regular service to Birmingham New Street with a fastest journey time of approximately 35 minutes. The closest airport is Birmingham International Airport (30km/19 miles to the northeast).





## Situation

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Retail in Redditch is dominated by the Kingfisher Shopping Centre where occupiers include, H&M, JD Sports, Boots, New Look, Next and Primark.

Alcester Street, where the subject property is located, provides a link from the scheme to both the Palace Theatre and the other shopping hub at the Trafford Retail Park where Aldi, Maplin and Iceland occupy space.

The Quadrant is in the pedestrianised main leisure area of Redditch town centre, close to the Kingfisher Shopping Centre which attracts more than 200,000 visitors per week.

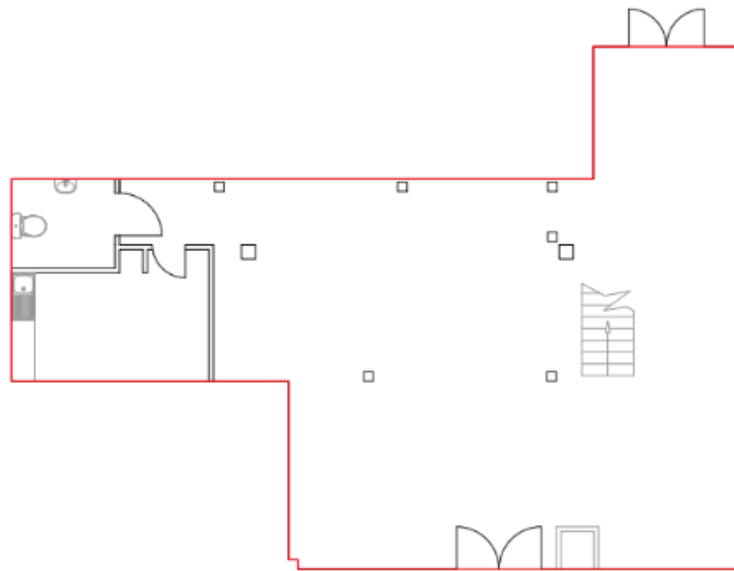
Alcester Street has become a quasi-leisure pitch with both restaurants and pubs/bars occupying space. To the rear of the property there is a surface car park providing over 140 spaces.

## Accommodation

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Ground floor - 1,194 sq. ft. ( 966 sq m).





GROUND FLOOR LAYOUT 1:50



FIRST FLOOR LAYOUT 1:50

## Tenancy

The property is let in its entirety to Nicola Adams (trading as Ice Maidens hair salon) for a term of 10 years from 29/9/2020, expiring 28/9/2030. The passing rent is £16,000 plus Vat per annum, and there is a rent review and break clause at 29/9/2025.

Ice Maidens is an established hair salon trading since 2004.

## Service Charge

There is a service charge payable by the occupational tenant towards the upkeep of the communal areas. Further details are available upon request.

## Rateable Value

The property has a rateable value (April 2023 to present) of £14,000.

## Tenure

The property will be sold virtual Freehold with the benefit of a new 999 year lease from completion, at a peppercorn ground rent.



## EPC

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Available on request.

## Legal Costs

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Each party are to be responsible for their own legal costs that may be incurred in this transaction.

## VAT

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We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

## Anti-Money Laundering

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In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## Price

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Offers based on £195,000 are sought, equating to a net initial yield of 8.02%, after usual purchasers' costs of 2.26%.







## For Further Information & Viewings

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