

FOR SALE

1 TO 3 HIGH STREET, ASTWOOD BANK, REDDITCH,
WORCESTERSHIRE, B96 6DB



OFFICE/BEAUTY SALON INVESTMENT 2,400 SQ FT (223 SQ M)

- FULLY LET
- POPULAR LOCATION
- 4 PARKING SPACES
- RENTAL INCOME £23,280 PER ANNUM
- POTENTIAL TO CONVERT STPP
- FREEHOLD

**ASKING PRICE £300,000
(+ VAT)**

1 TO 3 HIGH STREET, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE, B96 6DB

DESCRIPTION

A handsome, return-fronted building at the corner of High Street and Feckenham Road. The Property comprises a two-storey building arranged in four self-contained sections as follow:-

- (a) Ground Floor, 1 High Street – Prominent and well-appointed Beauty Salon premises, comprising Treatment/Sales, WCs, Kitchenette and Storeroom extending to 950 sq.
- (b) First Floor, 1 High Street – High quality Offices, accessed via Ground Floor Lobby totalling 950 sq ft.
- (c) Workshop, 3 High Street – Single-storey ‘lock up’ currently used for archive storage, circa 500 sq ft.

PURCHASE PRICE

£300,000 (plus VAT)

SERVICE CHARGE

An annual Service Charge is levied for the maintenance and upkeep of common areas.

RATEABLE VALUES

Unit 3, 1 High Street:	£4,800
Zenergy Massage, 1 High Street:	£2,550
1 st Floor, 1 High Street:	£7,900

TENURE

Freehold, subject to the following tenancies:-

- Ground Floor, 1 High Street – Let to Libby Mitchell Beauty Treatments at £11,280 per annum.
- First Floor + Workshop, 1/3 High Street – Let to Ridgeways Surveyors Ltd at £12,000 per annum.

VIEWING

Strictly by appointment with our office - 01527 584 242.



1 TO 3 HIGH STREET, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE, B96 6DB



Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.