

LOT
15

8-10 Unicorn Hill, Redditch,
Worcestershire B97 4QR

Guide Price £525,000*

**FREEHOLD TOWN CENTRE INCOME
PRODUCING INVESTMENT WITH
DEVELOPMENT POTENTIAL**



This freehold commercial investment is a wide fronted building over basement and three floors and is situated in the town centre. Redditch is approximately 11 miles from Birmingham and has easy access onto the M40 and M42 Motorways. Redditch Main line station is within a quarter of a mile and Unicorn Hill is occupied by national and local businesses. The property in its entirety is currently let to Coral Racing Ltd on a 15 year lease from 24th June 2009 at a rent of £42,507.11 per annum. We understand that there are five yearly reviews and the lease is on a full repairing and insuring basis. There are no breaks in the lease and whilst Coral have currently closed the premises, they are still paying the rent and are subletting in part. Vat is not applicable to this lot. The building is currently listed as commercial to the lower floors and offices above, although it offers scope for a variety of uses and has development potential subject to obtaining any necessary consents that may be required.

ACCOMMODATION

VOA lists the Ground floor and basement as being 135 sm in size. VOA lists the upper floors as being a variety of offices being 174 sm although it does not list the third floor measurement. The original expired EPC lists the building at 325 sm.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Redditch Borough Council 01527 64252
Ground Floor and Basement Rateable Vale £17,250
Upper Floor Offices Rateable Vale £11,000
EPC Band C

VIEWING TIMES

By appointment through the Auctioneers, subject to Government covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN