



COMMERCIAL PROPERTY INVESTMENT

GIA 11,802 SQ FT (1,097 SQ M)

2- 4 WINDSOR ROAD, ENFIELD, REDDITCH, B97 6DJ

For Sale

- **COMMERCIAL PREMISES COMPLEX**
- **CURRENT RENTAL INCOME £70,680 PA**
- **ASSET MANAGEMENT OPPORTUNITIES**
- **WORKSHOPS / SHOWROOMS / OFFICES**
- **4270 SQFT SHOWROOM & STORES COULD POTENTIALLY BE MADE VACANT**
- **FREEHOLD**

Location

The property is located on Windsor Road, forming part of the Enfield Industrial Estate close to Redditch Town Centre and the established residential areas of Batchley and Brockhill which continues to expand to the north and east.

Junction 2 of the M42 Motorway lies within 10 minutes drive to the north, which provides access to the Midlands motorway network.

Description

The property comprises a substantial complex of commercial premises that has been split into several self-contained units with a mixture of garage, showroom and warehouse units along with offices and lock up stores.

The accommodation is arranged as follows:

Unit 2 - motorcycle showroom and workshop - 1844 sqft

Units 3A-C - showrooms and stores finished to a high standard with the display areas fitted with suspended ceilings with inset LED lighting and the works areas benefiting from vehicular access via loading bay. - 4270 sqft. This area could potentially be made vacant, if a required by owner occupier.

Unit 4A&B - First floor offices 1803 sqft occupied as a photographic studio and beauty rooms.

Unit 4C - ground floor works area fitted and occupied as dog grooming parlour - 429 sqft.

Unit 4D - warehouse / workshop, benefiting from ground level vehicular access - 935 sqft

Units 4E,F & G - basic lock up stores 139,100 and 94 sqft.

Unit 4H - warehouse / workshop, benefiting from ground level vehicular access - 806 sqft

Unit 4J - warehouse / workshop, benefiting from ground level vehicular access - 1382 sqft

Communal WCs are provided for those units that do not benefit from their own facilities.

Outside there is ample space for loading and unloading together with communal parking.

Purchase Price

£750,000 (no VAT)

Tenure

Freehold, subject to various leases.

Tenancy Details

The property is currently subject to nine business leases currently generating £70,680 per annum. Tenancy schedule available on request.

EPC

The property is split into various assessments please call for details.

Services

All mains services are available. Electricity is submeters to the individual units.

Viewing

Strictly by appointment with our reception on 01527 584242



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