



Superb Office Investment

1334 SQFT NIA

9 Church Green East, Redditch, Worcestershire B98 8BP

For Sale

- **FULLY LET OFFICE INVESTMENT**
- **LET FOR 5 YEARS**
- **GROSS YIELD 7.22%**
- **QUALITY TENANT**
- **INCOME £19,500 PA**
- **PROMINENT LOCATION**

Location

The Property occupies a prominent position within the prime business location of Church Green, situated in the heart of Redditch Town Centre.

The Property overlooks St Stephens Church across a wide paved and pedestrianised area to the front, with various occupiers including Lloyds and National Westminster banks. The Kingfisher shopping centre is a short walking distance together with the Council offices, Library and College.

There are several car parks close by and the Property is within walking distance of the bus and railway stations.

Description

The Property comprises a mid-terraced three storey office building arranged as:-

Ground Floor:- Retail / Reception Area leading to small Kitchenette and separate male and female WC's. The stairs ascend to:-

First Floor:- Landing off which opens 2 Offices and continue to:-

Second Floor:- Comprising 2 Offices.

The total Net Internal Floor Area is some 1,334 sq ft (124 sqm).

The Property is constructed with rendered masonry walls beneath a ridged and pitched tiled roof. Internally the Property is in reasonably good order throughout incorporating LED lighting, heating by way of metal radiators connected to gas fired boiler and having carpet tiles.

Windows are of single glazed timber framed casements and sash cords.

To the rear two Car Parking spaces are demised.

Opportunity

The property is let in full to The Best Connection Group Limited for a term of 5 years from 31 January 2024 at a rent of £19,500pa. The Tenant is responsible for all outgoings.

The Best Connection Group Limited have been trading since 1991 and are one of the UKs leading providers of temporary staffing solutions.

Tenure

Freehold

Purchase Price

£270,000 plus VAT

Services

All mains services are available

EPC

D92

Legal Fees

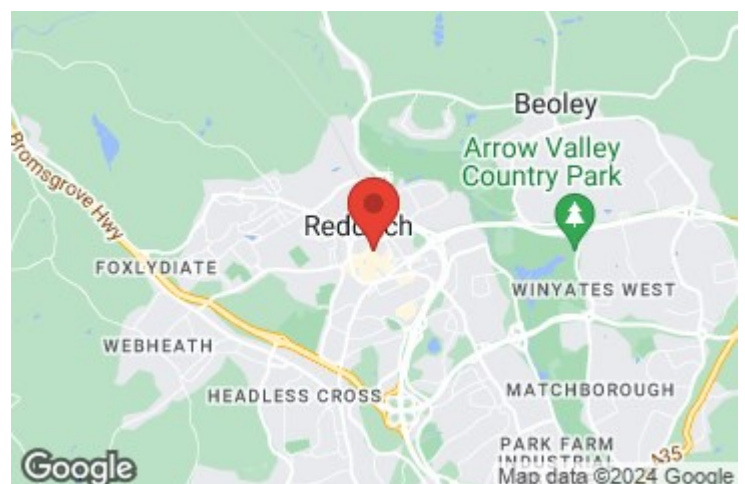
Each Party to bear their own fees.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, we require two forms of identification and confirmation of source of funding from all purchasers

Viewing

Strictly by appointment with our reception on 01527 584242



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.