



## Residential and Commercial Investment

**6 FLATS & 1 TAKEAWAY WITH PP TO CONVERT TO RESIDENTIAL**

**20 Unicorn Hill & 1 Bates Hill, Redditch, B97 4AN**

# For Sale

- **SIX FLATS AND ONE TAKEAWAY**
- **TOWN CENTRE LOCATION**
- **CURRENT INCOME 43,080PA**
- **WITH PP TO CONVERT TO RESIDENTIAL**
- **FREEHOLD**
- **POTENTIAL TO INCREASE TO £51,580PA**

## Location

The Property fronts onto Unicorn Hill, which forms part of the traditional heart of Redditch Town Centre, linking Church Green with the Train Station and Bus Station.

The occupiers in the immediate vicinity include a range of national operators and local independents, including Wetherspoons, West Bromwich Building Society and Nationwide Bank.

Redditch Town Centre is conveniently accessed via The Ring Road, which provides access the M42 Motorway, with Junctions 2 & 3 being within approximately 4 miles.

## Description

The Property forms part of a mixed-use terrace, with a prominent frontage onto Unicorn Hill.

The accommodation in 20 Unicorn Hill has been configured to create five one bedroomed flats and one studio apartment. Each of the properties are fitted to a good standard though out including Lounge and kitchen area, Bedroom and Shower Room with WC within the one bedroom units and Bedsitting area with kitchenette and Shower Room with WC in the Studio.

1 Bates hill currently comprises a ground floor vacant Hot Food Takeaway unit of some 445 sqft arranged as sales area, kitchen and WC. Planning consent has been granted to convert to one bedroom dwelling.

## Asking Price

£630,000

## Tenure

Freehold subject to five Assured Shorthold Tenancy (AST) at the following rents:

Flat 20 - £680pcm  
Flat 20A - £425pcm  
Flat 20B - £655pcm  
Flat 20C - £680pcm  
Flat 20D - £625pcm  
Flat 20E - £525pcm  
1 Bates Hill - Vacant.

The current Gross rent is £43,080 pa with ability to increase to 51,580pa

## Services

All mains services are believed to be available, although gas is not currently connected.

## EPC

TBC

## Legal Fees

Each party to pay their own costs.

## Anti-Money Laundering

In accordance with 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.



## Area Map



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