



Mount Pleasant, Redditch

Offers Over £200,000



Tenure: Freehold

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Mount Pleasant, Redditch

DESCRIPTION

A detached two storey brick construction property providing a mixed-use investment opportunity with long term tenants in situ. There is a rear enclosed garden with rear access to two car parking spaces.

The ground floor trades as a Laundrette with the first floor and second floor providing a three-bedroom self-contained duplex flat.

The property is located within a well-regarded residential area within close proximity to Redditch Town Centre and railway station.

Viewings are strictly by appointment with the agents.

Tenure is understood to be Freehold.

Ground Floor is let to a Laundrette at a rental of £5250.00 per annum.

The flat is let at a rental of £5400.00 per annum.

The current rents do have scope for increases.

The commercial unit has potential for different uses subject to planning permission.

EPC : D



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	55
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	38
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

