



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**COMMERCIAL YARD AND
PREMISES**

A site of approximately
2.21 acres (0.892 hectares)
11,926 sq ft (1,108.41 sq m)



**COMMERCIAL YARD AND PREMISES
OFF HEWELL ROAD, REDDITCH, B97 6AN**



- ◆ Large secure site with front and rear access.
- ◆ Site mostly concreted.
- ◆ Re-development potential.
- ◆ Weighbridge.
- ◆ Asset Management potential.
- ◆ M42 approximately 3 miles, M5 approximately 6 miles and Redditch Station approximately 0.5 miles.

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LOCATION

The property is situated off Hewell Road, close to the Clive Road junction, less than 500 m from Redditch Town Centre.

Redditch, within Midlands logistic heartland and close proximity to a dense network of industrial suppliers benefits from direct access to the A441 and A448, south of Junctions 2 and 3 of the M42 Motorway and the M5 approximately 6 miles away. Birmingham City Centre lies approximately 16 miles to the north.

The Birmingham Cross-City railway line forms the entire southern boundary, running approximately 180–200 metres, with Redditch Station approx. 0.5 miles to the south-east.

The area is a long-established industrial location, surrounded by engineering, light manufacturing, automotive and yard-based occupiers, and forms part of a wider logistics catchment with approximately 165,000–170,000 people within a 5-mile drive time. Birmingham (population c. 1.1 million) and the broader West Midlands employment base (manufacturing, automotive supply chain, logistics, engineering), is 15 miles away.

DESCRIPTION

The site extends to 0.892 hectares (2.21 acres), running along the Birmingham Cross City Railway Line. The site is accessed via two entrances and is broadly flat across its length, although there is a retaining wall and concrete slope towards the back of the site.

The site has been extensively concreted and has previously been operating as a vehicle scrap yard under an end of life vehicle licence. The site benefits from secure perimeter fencing along all sides of the premises. There are three separate industrial buildings on the site which are all of typical modern workshop specification, having steel framed structures with brick and block external walls and metal profiled upper elevations and roofing. The buildings are in need of refurbishment/modernisation.

To the rear of the site there is an additional building which is open on one elevation.

The site previously held a Scrap Metal Dealer Site Licence, granted to Sims Group UK Limited (Sims Metal PLC) by the local authority for metal processing and vehicle salvage operations. In addition, the operator was registered under the Waste (England and Wales) Regulations 2011 as a waste carrier, broker and dealer. It also operated under an End-of-Life Vehicle (ELV) processing licence, with concrete hardstanding and drainage in place to meet regulatory requirements.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Front garage:	1,290	119.9
Entrance, office and workshop:	4,026	374.18
Central industrial terrace:	6,027	560.15
Open sided building:	<u>583</u>	<u>54.18</u>
Total:	11,926	1,108.41

Site Area: Approximately 2.21 acres (0.892 hectares)

TENURE

Freehold. The main site will be sold with vacant possession. The Front Garage is currently occupied under a lease with the following terms:

- Tenant: Arrow Garage Limited.
- Term: 5 years, terminating on 14 March 2026.
- Rent: £17,500 per annum.

PRICE Available upon request.

SERVICES

We understand that mains services are connected or available. Interested parties are advised to check the position with their advisors/contractors.

VAT

To be confirmed.

PLANNING

Interested parties are advised to make their own enquiries with Redditch Borough Council on: 01527 64252.

RATES

The site has multiple ratings assessments which can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC To be confirmed.

WEBSITE

Photography and further information is available at bulleys.co.uk/hewellroadyard

VIEWING

Strictly by prior appointment with the agents Bulleys at their Worcester office on 01905 633333