

## BRITTEN HOUSE & CEDAR HOUSE, BRITTEN STREET, REDDITCH B97 6HD



### INVESTMENT FOR SALE

**Rent passing £45,000 per annum plus  
FIT solar panel income**

**Total accommodation circa 10,000 sq.ft**

- Two storey brick building.
- Substantial on-site car parking.
- Pleasant working environment.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The property fronts directly onto Britten Street close to the junction with Bromsgrove Road and close to the Railway Station (Birmingham/Five Ways 25 mins), the bus station and Redditch Town Centre (Kingfisher Centre).

## DESCRIPTION

The property comprises 2, two-storey brick buildings set back from Britten Street with substantial on-site car parking along with unrestricted on – street parking.

The buildings are connected and are generally considered to be in good condition.

They enjoy good natural light and provide a pleasant working environment.

## ACCOMMODATION

Total accommodation circa 10,000 sq.ft over 2 floors on a site of circa 0.4 acres and there are 31 on site car parking spaces.

## LEASE DETAILS

The whole of the property is let to Britten Street Hub Community Interest Company the successor to an organisation which had been in occupation for very many years, at £45,000 per annum for 5 years from 1 May 2017, on a lease expiring in 2030.

There is an addition a FIT solar panel on part of the roof which have produced an average of £1,800 per annum.

## CONSIDERATION AND FURTHER INFORMATION

Offers IRO £750,000 are invited for this freehold investment.

VAT is chargeable on the rents and purchase price.

### **For More Information Please Contact:**

James McBride FRICS

M: 07767 255 099

E: [james@smbsurveyors.com](mailto:james@smbsurveyors.com)



**SMB**  
Stephens McBride

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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.