



87 & 89 Evesham Road
Headless Cross, Redditch, B97 4JX

**Detached Two-Storey Mixed
Use Investment**

2,000 sq ft
(185.81 sq m)

- Fully Let Investment
- Two Retail Units on Ground Floor
- Four Self-Contained Flats on First Floor
- Close to Local Amenities
- Freehold
- Annual Rent £44,000

Summary

Available Size	2,000 sq ft
Price	Offers in the region of £500,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Property is located in the centre of Headless Cross on the Evesham Road approximately 2 miles south of Redditch Town Centre, there is ample free parking within easy walking distance.

All urban amenities are available within relatively close proximity.

Description

The Property comprises a detached, two-storey mixed use Property with two Retail units to the ground floor and four self-contained Flats to the first floor. The Property is of traditional part solid, part cavity brick construction with a ridged and pitched slate roof to the majority and flat felt to part. The windows are predominantly uPVC framed double-glazing.

87 Evesham Road is let as Offices to Boilers4U/Legals Lets, with 89 Evesham Road being let as a Beauty Salon to CharlChapman.

We understand that the Flats are four self-contained 1-bed studios with WC/Shower facilities.

Externally, the Property benefits from a passageway and courtyard providing access to the external staircase leading to the Flats. We understand that no car parking is included with the Property, however there will be pedestrian rights over the neighbouring yard area for means of escape and maintenance.

Rateable Values

87 Evesham Road, Ground Floor Front - £2,250

87 Evesham Road, Ground Floor Rear - £2,250

89 Evesham Road - £8,100

EPC

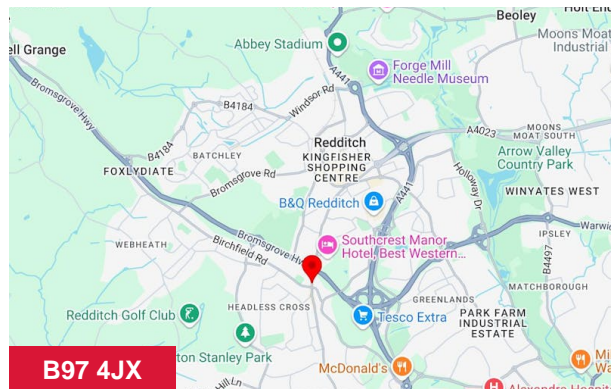
To be confirmed.

Services

All mains services are connected.

Viewings

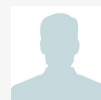
Strictly by prior appointment, please call 01527 584242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Jo Griffin
01527 584242
joanne@truslove.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/02/2025