

**MASON
YOUNG**
PROPERTY CONSULTANTS ■

FOR SALE

**INDUSTRIAL PREMISES –
DEVELOPMENT OPPORTUNITY**



**UNITS 1 & 2, GLOVER STREET, REDDITCH,
WORCESTERSHIRE, B98 7BG**

15,539 SQ FT (1,443 SQ M)

- FREEHOLD TITLE
- PLANNING PERMISSION GRANTED
- PROMINENT LOCATION
- VARIETY OF USES (STPP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Glover Street in the Redditch area. The location provides access to Redditch Town Centre, situated approximately 1 mile south of the premises. Redditch Railway Station is located around 1 mile away, providing regular services to Birmingham and surrounding areas. The A441 is in close proximity, which connects to the M42 motorway at Junction 2, approximately 4 miles to the north, providing access to the wider motorway network.

DESCRIPTION

The property comprises of a mid-terrace industrial/warehouse unit of brick built construction surmounted by a pitched roof. Internally, the premises benefit from a concrete floor, brick elevations, and a mix of office and kitchen accommodation. The warehouse area benefits from a lino floor, fluorescent strip lighting, gas air blower heater, and an alarm system. The office accommodation is fitted with kitchen facilities and separate WC facilities. The eaves heights range from a minimum of 3.661m to a maximum of 6.983m. Externally, the property benefits from metal electric roller shutters.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	12,769	1,186
Basement	2,770	527
TOTAL	15,539	1,443

PLANNING

Permission has been granted for the demolition of the existing building and the development of four bungalows for supported living accommodation (Class C2 use).

Planning Application Ref No: 25/00453/FUL.

Interested parties should contact Redditch Borough Council Planning Department on 01527 64252.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The freehold interest is available at a quoting price of £650,000 subject to contract.

BUSINESS RATES

Unit 1 is currently listed within the 2026 rating listing as having a rateable value of £27,500. Rates payable will be in the region of £13,722.50 per annum respectively.

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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