

# Redditch

2 Unicorn Hill, B97 4QN

BOND WOLFE

# For Sale



- Freehold retail investment for sale.
- Let to Instant Cash Loans Ltd (T.A The Money Shop)
- Held on a 10 year lease from 2008.
- Rental income—£45,000 per annum.

## Price on Application

# Redditch

## 2 Unicorn Hill, B97 4QN

### Location

The premises are located in a prominent trading position, at the junction of Unicorn Hill, Church Green East, Market Place and Evesham Street. They are adjacent to the West Bromwich Building Society and are opposite to Three Cooks and the Yorkshire Bank. It is also close to the main entrance of the Kingfisher Shopping Centre where national multiples include Boots, Argos, Primark, Orange, Vodafone etc.

### Demise

The premises comprise of a three storey brick construction beneath a pitch slate roof, providing a ground floor sales, basement stores and further accommodation upon the first and second floors which does have separate access.

### DIMENSIONS

Gross frontage 28' 0"  
Net frontage 15' 7"  
Return frontage 18' 4"  
Shop depth 26' 10"  
Ground floor area 674 sq ft  
First floor offices 520 sq ft  
Second floor offices 547 sq ft  
Third floor offices 188 sq ft  
Basement stores 342 sq ft

### LEASE

The entire premises are let to Instant Cash Loans Ltd (t/a The Money Shop) on a 10 year lease from February 2008, with an upward only rent review in the 5th year.

### RENT

£45,000 per annum

### TENURE

We are advised the property is a freehold

### VAT

The property is not registered for VAT.

### LEGAL COSTS

Each party is to be responsible for their own legal

### Viewings

No direct approach may be made to the property, an appointment to view please contact Bond Wolfe on 0121 525 0600.

