

FREEHOLD REVERSIONARY MULTI-LET INDUSTRIAL ESTATE INVESTMENT

Redditch Trade Centre

NEW MEADOW ROAD, LAKESIDE, REDDITCH B98 8YW

RAPLEYS

summary

INVESTMENT SUMMARY

- Strategic location within the West Midlands in an established prime commercial area of Redditch.
- Estate of 6 terraces providing a total of 25 modern industrial and trade counter units, currently arranged as 16 units, totalling 57,385 sq ft (GIA), with 150 car parking spaces.
- Site area of approximately 7.4 acres providing a very low site cover of just 18%.
- Currently 96% let producing a total 'topped up' passing rent of £409,902 per annum, providing a secure and diverse income stream.
- Low average rent of £7.10 psf with reversionary potential, based on recent lettings on the estate, of £465,500 per annum (£8.12 psf).
- Strong WAULT of 6.2 years to lease expiry and 5.8 years to breaks.
- Freehold.

We are instructed to seek offers in excess of **£5,465,000** (**Five Million Four Hundred and Sixty Five Thousand Pounds**), subject to contract and exclusive of VAT. A purchase at this level reflects a Net Initial Yield of 7% allowing for purchasers costs of 6.61%, a Reversionary Yield of 8% and a low capital value of £95 per square foot.







LOCATION

Redditch, situated approximately 15 miles south of Birmingham, is an established industrial and commercial centre within the West Midlands. The town is home to a range of occupiers across automotive, logistics, trade counter and advanced manufacturing sectors including GKN, Halfords and Amazon.

SITUATION

Redditch Trade Centre is located on New Meadow Road, accessed via Holloway Drive.

The estate is situated to the south-east of Redditch town centre in the key industrial area of Lakeside Industrial Estate and north of the established Park Farm Industrial Estate, together forming a major and key employment area. Occupiers in the immediate area include WEG, Pilkington Automotive, Edmundson Electrical and Bayliss & Harding.



Major Neighbouring Cities/Towns
- Birmingham - 15 miles (North)
- Solihull - 14 miles (North-East)
- Bromsgrove - 8 miles (West)

Road Network
- A441 – 1 mile
- M42 (J2 & J3) – 5 miles
- M5 – 11 miles

Transport Infrastructure
- Redditch Rail Station – 2 miles (35 minutes to Birmingham New Street)
- Birmingham International Airport – 18 miles (25 minute drive)

A short distance from the A441 via Holloway Drive, the estate is well served by vehicular access connecting the A4189, A448 and A435 to the M42 and M5 motorways and the wider motorway network.

CONNECTIVITY

Redditch benefits from a central location and strong transport links.

location

description

DESCRIPTION

The property comprises a trade park formed in six terraces providing a total of 25 modern industrial and trade counter units, currently arranged as 16 units. Of steel portal frame construction with insulated cladding panels and plastic-coated profile steel sheeting to the roof, the units have an eaves height of approximately 4m. The estate roads are laid to tarmacadam with the parking areas in brick paviours.

Redditch Trade Centre totals approximately 57,385 sq ft (GIA) of accommodation with units ranging from 1,000 sq ft to 8,500 sq ft. A total of 150 car parking spaces are provided.

SITE

The total site extends to approximately 7.4 acres which equates to a very low site cover of 18%.

TENURE

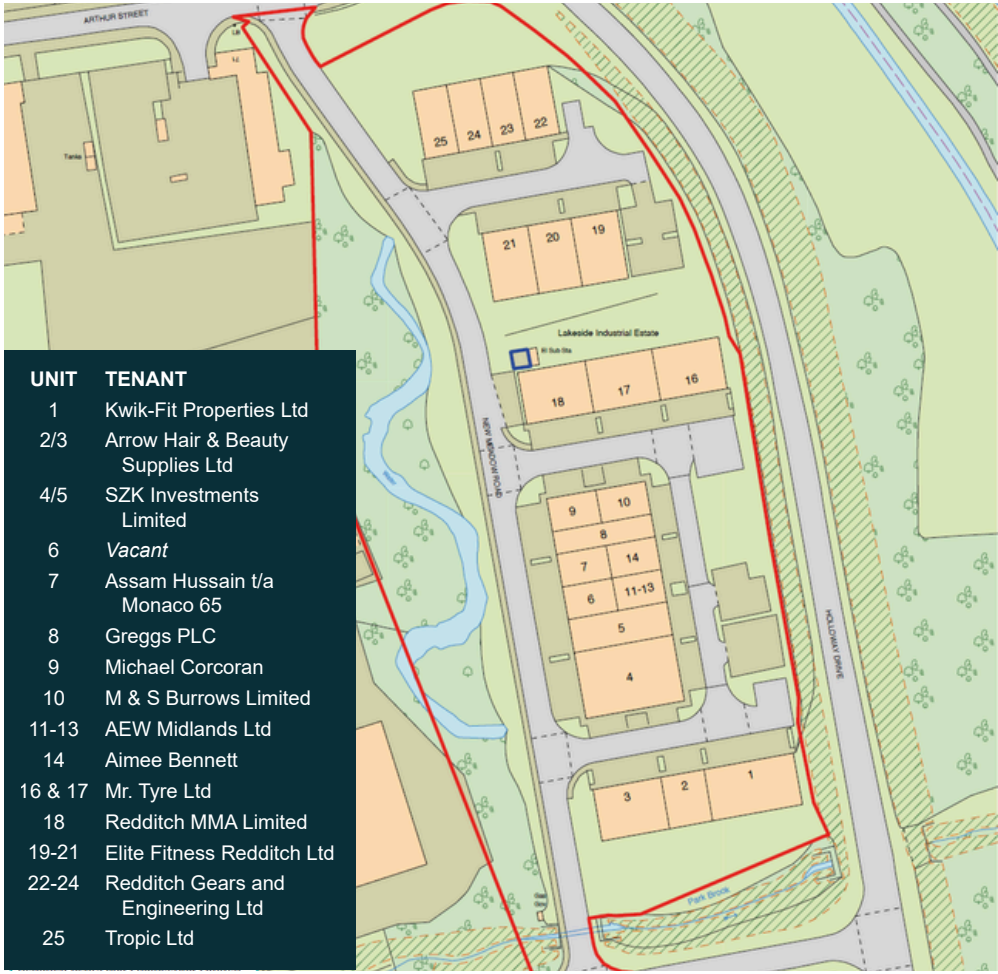
Freehold.











UNIT	TENANT
1	Kwik-Fit Properties Ltd
2/3	Arrow Hair & Beauty Supplies Ltd
4/5	SZK Investments Limited
6	*Vacant*
7	Assam Hussain t/a Monaco 65
8	Greggs PLC
9	Michael Corcoran
10	M & S Burrows Limited
11-13	AEW Midlands Ltd
14	Aimee Bennett
16 & 17	Mr. Tyre Ltd
18	Redditch MMA Limited
19-21	Elite Fitness Redditch Ltd
22-24	Redditch Gears and Engineering Ltd
25	Tropic Ltd



ACCOMMODATION AND TENANCY

Currently arranged as 16 units the property is produces a current total passing income of £407,879 per annum in accordance with the tenancy schedule below.

Unit	Area Sq Ft	Tenant	Start	Expiry	Rent Review	Break	Rent Passing	Rent Passing PSF	Estimated Rental Value	Estimated Rental Value PSF	Comments
Unit 1	4,279	Kwik-Fit Properties Ltd	16/11/2010	15/11/2035	25/12/2025	-	£30,000	£7.01	£34,232	£8.00	-
Units 2/3	5,324	Arrow Hair & Beauty Supplies Ltd	07/08/2017	06/08/2027	-	-	£34,606	£6.50	£42,592	£8.00	-
Units 4/5	9,561	SZK Investments Limited	27/06/2025	26/06/2035	27/06/2030	-	£70,000	£7.32	£71,708	£7.50	-
Unit 6	2,096	Vacant*	-	-	-	-	£18,750	£8.95	£18,759	£8.95	*see note below table.
Unit 7	2,096	Assam Hussain t/a Monaco 65	23/07/2026	22/07/2031	-	23/07/2029	£18,750	£8.95	£18,759	£8.95	
Unit 8	2,096	Greggs PLC	12/10/2026	11/10/2036	12/10/2031	12/10/2031	£18,500	£8.83	£18,759	£8.95	New 10-year lease to Greggs Plc, 5th year rent review and TBO. 3 months rent free.
Unit 9	1,587	Mr Michael Corcoran	04/08/2017	03/08/2027	-	-	£12,523	£6.62	£14,204	£8.95	-
Unit 10	1,602	M & S Burrows Limited	13/01/2023	12/01/2033	12/01/2028	11/01/2030	£13,000	£8.11	£14,338	£8.95	-
Units 11-13	1,051	AEW Midlands Ltd	18/09/2023	17/09/2028	-	-	£8,933	£8.50	£9,406	£8.95	-
Unit 14	1,047	Ms Aimee Bennett	02/09/2019	01/09/2029	02/09/2023	-	£7,750	£7.40	£9,371	£8.95	Rent review every 4 years.
Units 16 & 17	6,436	Mr. Tyre Ltd	28/10/2014	27/10/2029	25/12/2024	-	£35,090	£5.45	£51,488	£8.00	-
Unit 18	3,203	Redditch MMA Limited	02/01/2024	01/01/2030	02/01/2027	-	£28,000	£8.74	£28,026	£8.75	-
Units 19-21	8,451	Elite Fitness Redditch Ltd	14/06/2019	13/06/2039	14/06/2029	-	£48,500	£5.74	£63,383	£7.50	-
Units 22 - 24	6,434	Redditch Gears and Engineering Ltd	15/06/2026	14/06/2031	-	-	£48,000	£7.46	£51,472	£8.00	Passing rent of £42,500 to be topped up to £48,000 until 15/6/27. Further stepped increase to £51,472 from 15/6/28. Guarantor: Joy Ward and Stuart Harris. Schedule of Condition in respect of the forecourt area only.
Unit 25	2,122	Tropic Ltd	15/05/2025	14/05/2035	15/05/2030	-	£17,500	£8.25	£18,992	£8.95	-
	57,385						**£409,902**		**£465,488**		

*The vendor will top up all remaining rent, free periods, stepped rents and will provide a 12-month rent and service charge guarantee against any vacant unit.

SERVICE CHARGE

An estate service charge currently runs at £0.95 psf for the year 2025/2026.

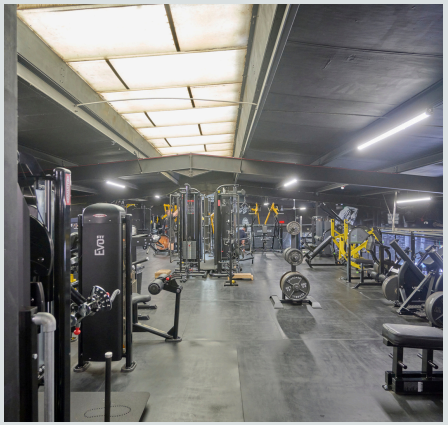

ANY MEAL £6.00
ANY MEAL £7.00
ANY MEAL £8.00
SLUSH
KidsMEAL
Pizza time
DROP SLIDE RULES













VAT

The property has been elected for VAT. It is anticipated the sale will be treated as the Transfer of a Going Concern (TOGC).

EPC

Copies of the EPC certificates and recommendation reports are available on request.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

PROPOSAL

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FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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RAPLEYS

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general info