

# THREADNEEDLE HOUSE

Alcester Street, Redditch, B98 8AB

THREADNEEDLE  
HOUSE

FULLY LET AND UNBROKEN  
**RESIDENTIAL  
INVESTMENT**

# INVESTMENT SUMMARY



THREADNEEDLE HOUSE / Alcester Street, Redditch, B98 8AB

- / **Attractive unbroken residential investment** located in the centre of Redditch.
- / **Excellent location**, close to main transport hubs and local amenities including the Kingfisher Shopping Centre.
- / **Strong occupational demand** in a buoyant residential market.
- / **Total of 48 apartments (7.no one bedroom, 40.no two bedrooms and 1.no three bedrooms)** and extends to a total aggregate unit GIA of 34,025 sq. ft.
- / **Currently 100% let on Assured Shorthold Tenancies** producing a gross income £370,080 per annum.
- / **Freehold.**
- / **Estimated Rental Value** in the region of **£377,181 per annum.**
- / **Offers are invited in the region of £6,500,000 (Six Million Five Hundred Thousand Pounds)** for the Freehold interest, subject to contract and exclusive of VAT.
- / An acquisition at this level reflects a **gross yield on gross ERV of 5.8%**, average unit value of £135,000 and a low capital value of £191 per sq. ft.

# LOCATION

Redditch is located in north east Worcestershire and was designated a 'New Town' in 1964. The town is located approximately 15 miles south of Birmingham and 25 miles north east of Worcester. The population as at 2011 census was in the region of 84,500 and the town benefits from the presence of the Heart of Worcestershire Royal College.

The town affords excellent transport links being location 4 miles south of Junction 2 of the M42 motorway. Redditch train station provides direct and regular services to Birmingham New Street with a fastest journey time of approximately 35 minutes and Birmingham International Airport is approximately 19 miles to the north west of the town.



# SITUATION



Threadneedle House is situated in the heart of Redditch town centre on Alcester Street to the front and Silver Street to the rear. The property is within short walking distance of the town's amenities and services including the popular Kingfisher Shopping Centre where occupiers include Debenhams, M&S, Next, H&M and Primark. Redditch train and bus stations are approximately 1/2 mile to the west, providing connections to the wider Worcestershire and Midlands area.

The surrounding area and immediate vicinity is commercial in nature with a number of amenities including restaurants, cafes and convenience offerings.

- 1 THREADNEEDLE HOUSE
- 2 KINGFISHER SHOPPING CENTRE
- 3 BUS STATION
-  TRAIN STATION

# DESCRIPTION

Threadneedle House comprises a four storey apartment block of concrete construction with brick elevations under a number of flat roofs. The property was converted from office accommodation to high specification residential apartments in 2017.

The building comprises a total of 48 apartments (7.no one bedroom, 40.no two bedrooms and 1.no three bedrooms) over four floors. A passenger lift serves the building and there is a central communal stairwell serving each floor.

Internally, the accommodation provides a range of high specification residential units which are well proportioned and generally have solid hardwood floors, plastered and painted walls, high specification kitchens with integrated appliances, modern bathroom units and electric heating throughout.

The property benefits from 20 car parking spaces which are accessed to the rear of the building.



# ACCOMMODATION

A brief summary of the accommodation is as follows:

**48**

Units in total

**7**

1 bed and  
1 bathroom units

**18**

2 bed and  
1 bathroom units

**17**

2 bed and  
2 bathroom units

**1**

3 bed and  
2 bathroom units

**5**

2 bed, 2 bathroom  
and study units

**709** sq ft

average unit  
GIA

**34,025** sq ft

total aggregate  
unit GIA

**20**

car parking  
spaces



# INCOME

The 48 units are fully let on standard Assured Shorthold Tenancies of terms up to 12 months in length. Further details are available upon request.



	Month	Annualised	Average PA psf	Average PA psm	Average per unit pcm	Average per unit pa
Gross Passing Rent	£30,840	£370,080	£10.88	£117.08	£643	£7,710
Gross Rent - ERV	£31,432	£377,181	£11.09	£119.32	£655	£7,858

## MARKET CONTEXT /

Redditch and the surrounding area is a popular location with professionals and the like due to its proximity to Birmingham and the wider Worcestershire / Midlands area. Exceptional transport links support a growing population with the ability to easily commute to the wider area.

The area benefits from an extremely buoyant rental market due to its central location and coupled with the exceptional quality of accommodation, the units have retained 100% occupancy since completion.

## TENURE /

— Red line - Freehold site.

The ground floor Post Office accommodation is held on a 125 year long lease from 2015 at a peppercorn rent.

## SITE /

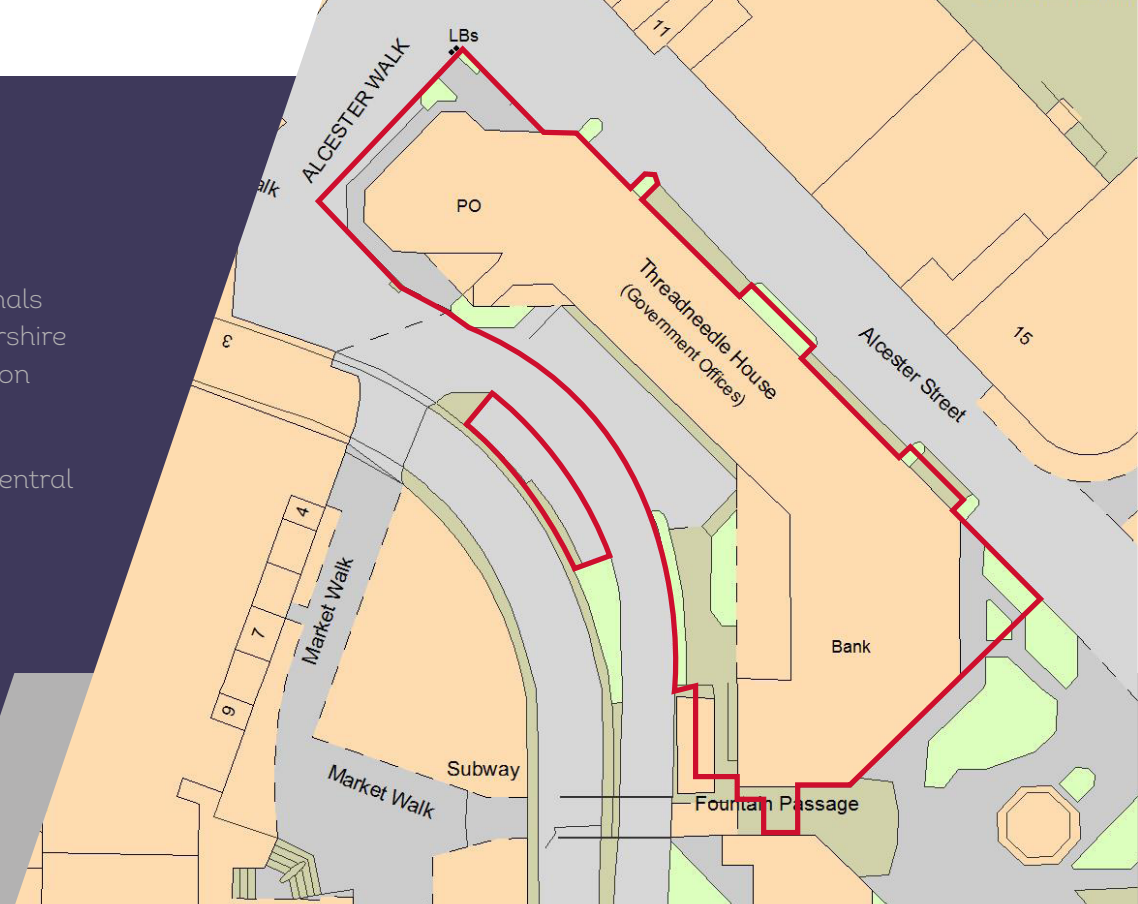
Freehold site of 0.63 acres (0.25 hectares).

## EPC /

EPC's are available upon request.

## VAT /

As the property is residential, no option to tax has been made. The Seller is VAT registered and therefore if other requirements are satisfied it is envisaged that the sale will qualify as a TOGC and be outside the scope of VAT.



## PROPOSAL /

We are seeking offers in the region of **£6,500,000 (Six Million Five Hundred Thousand Pounds)** for the Freehold interest, subject to contract and exclusive of VAT. An acquisition at this level reflects a **gross yield on gross ERV of 5.80%**, average unit value of £135,000 and a low capital value of £191 per sq ft.