

INVESTMENT

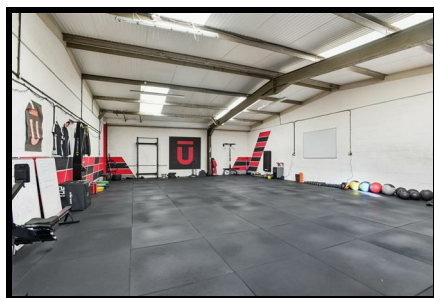


Units A, B, C, D & E, Ridgeway Trading Estate, Astwood Bank,
Redditch B96 6DS

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- Fully Let - Freehold Investment
- NIY 6.45 % - Reversionary Yield of 7.00%
- 3 Tenants Recently Renewed for 5 Year Terms
- ERV (Estimated Rental Value) over £81,921 pa
- High Tenant Demand for Small Units Locally
- Units Qualify for Zero or Taper Rates Relief

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Agents Notes: Disclaimer (Misrepresentation Act 1967) Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.

Interested Parties: Westbridge Commercial Ltd are selling/letting the property on behalf of a relative of a member of staff and are hereby disclosing their interest in writing.

