



# FOR SALE

## INDUSTRIAL WAREHOUSE/ TRADE COUNTER & LARGE YARD

Former JEWSON Premises, Clive Road, Redditch, Worcestershire, B97 4DH



**9,857 sqft on 0.92 acres** (approx)  
(918 sqm) approx. Gross Internal Area

**FORMER BUILDERS MERCHANTS PREMISES WITH TRADE COUNTER**

**FULLY FENCED AND GATED SITE WITH LARGE REAR YARD & DESIGNATED CAR PARK**

▶ ▶ ▶ ▶ ▶ **4 x ROLLER SHUTTER DOORS TO REAR ELEVATION**



## LOCATION

The property is situated on Clive Road situated to the north of Redditch Town Centre, within easy access of A441 Birmingham Road and the Redditch Ringway (B4160). The main Hewell Road and Windsor Road are in immediate proximity. Hewell Road linking directly into Redditch Town Centre and Windsor Road leading to J2 M42 approximately 4 miles to the north via Birmingham Road/Alvechurch Highway (A441). Redditch Train Station and Bus Station are both within relative walking distance of the site.

## DESCRIPTION

The site is wholly self-contained, fenced and gated with a modern, detached warehouse and extensive yard/parking. The warehouse is of portal frame construction with block and clad elevations surmounted by a profile metal roof with translucent roof lights in part. The property provides a concrete floor, 4.5m eaves height and fitted as a showroom with integral offices and welfare facilities, with mezzanine floor offering storage and works office. Vehicular access is by way of 4 x roller shutter doors being 4m x 4m. Externally, the property provides parking to the frontage with extensive rear yard. Access is directly off Clive Road.

## ACCOMMODATION

	SQM	SQFT
GF Warehouse/Office/Showroom	803.7	8,651.0
FF Mezzanine	112.1	1,206.6
<b>TOTAL Gross Internal Area (approx)</b>	<b>915.8</b>	<b>9,857.6</b>

## AVAILABILITY

The property is available from February 2024 on a freehold basis. Guide price £1,250,000 + VAT





**BUSINESS RATES**

2023 Rateable Value (Builders Merchants & Premises) £76,500

**SERVICES**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

**EPC**

Rating to be confirmed.

**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.

**VIEWING**

Strictly by way of the sole selling agents:

HARRIS LAMB

Tel: 0121 455 9455  
Contact: Neil Slade / Ashley Brown  
Email: neil.slade@harrislamb.com/ ashley.brown@harrislamb.com  
Date: January 2024

**SUBJECT TO CONTRACT**





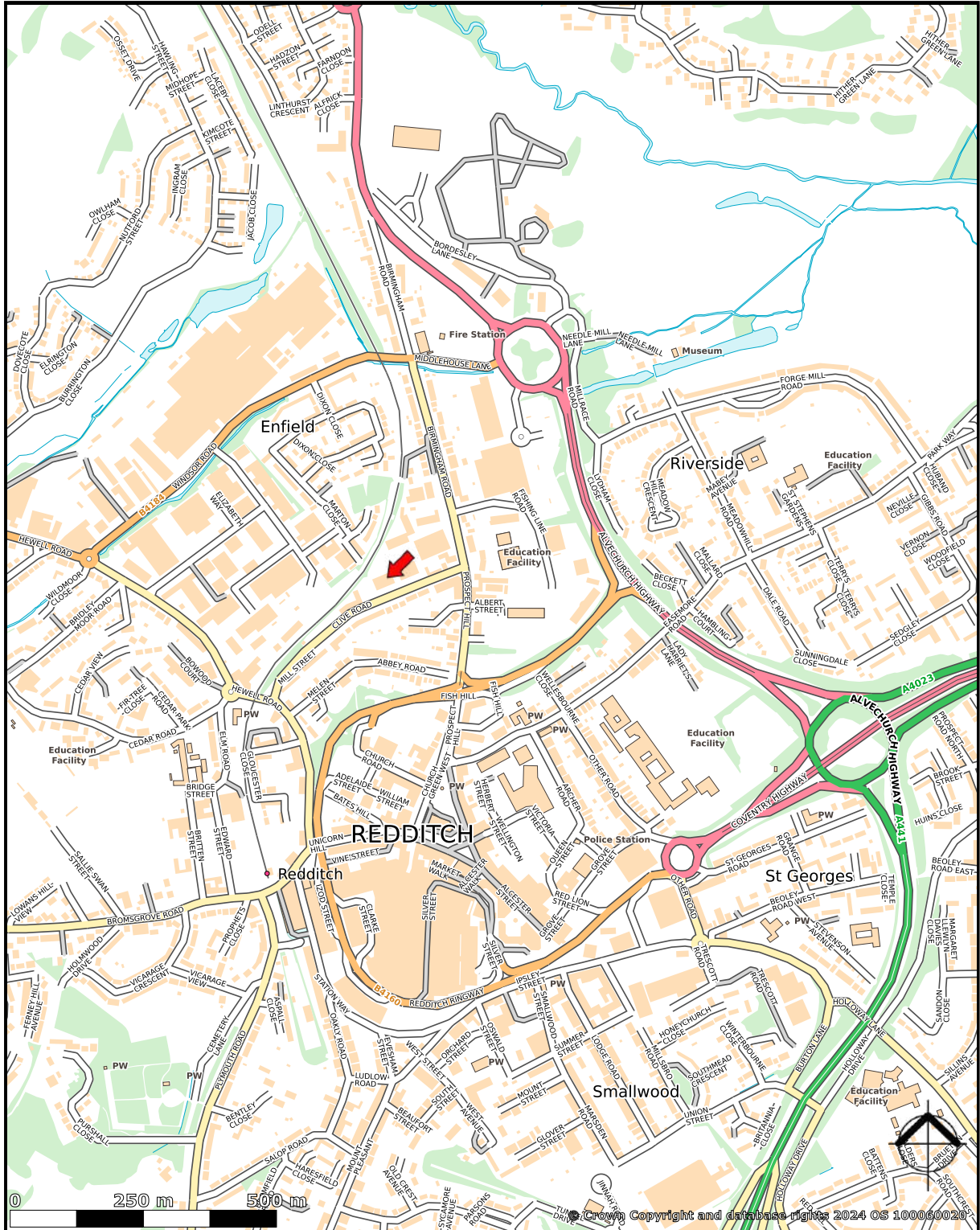
Former Jewson Premises, Clive Road, Redditch, B97 4DH



created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



created on **edozo**

Plotted Scale - 1:11,428