

JEM PROPERTY

Threadneedle House
Alcester Street
Redditch
Worcestershire
B98 8AB

Freehold Unbroken Residential Investment

0204 542 1414

info@jemproperty.co.uk

www.jemproperty.co.uk



Property Description

Property Description

Threadneedle House is a substantial freehold residential investment, prominently located in the heart of Redditch town centre. The property comprises 48 modern apartments arranged on four floors (ground to third), including:

- 7 × one-bedroom
- 40 × two-bedroom
- 1 × three-bedroom

Apartments are finished with fully fitted kitchens and bathrooms, double glazing, and neutral internal finishes. Selected upper-floor units feature private terraces, and all floors are accessible via a passenger lift and secure communal entrances with intercom access.

Externally, the scheme provides 20 parking spaces. The apartments generate a combined annual income of £480,000. The property offers a Gross Internal Area of approximately 3,251 sqm (34,995 sq ft) and occupies a site area of 2,502 sqm (0.62 acres). The average apartment size is approximately 51.5 sqm, providing a balanced mix of efficient layouts and marketable accommodation.

Please note that the Post Office unit at ground level has been sold on a 999-year lease at a peppercorn rent.

Key Investment Highlights

- Unbroken freehold residential investment
- 48 self-contained apartments arranged over ground to third floors
- 20 parking spaces
- Current Passing Rent: £480,000 per annum
- EPC Ratings: 27 × B, 18 × C, 3 × D
- Council Tax Bands: 7 × A, 31 × B, 9 × C, 1 × D
- Tenure: Freehold (Title No. WR160561)
- Local Authority: Redditch Borough Council

Specification & Quality

- Fully fitted bathrooms, with en-suites to selected units
- Double glazing
- Secure communal entrance with intercom access
- Passenger lift and stairwells serving all floors

Location

Location & Connectivity

Threadneedle House occupies a central position on Alcester Street, directly adjoining the Kingfisher Shopping Centre and within walking distance of key town centre amenities.

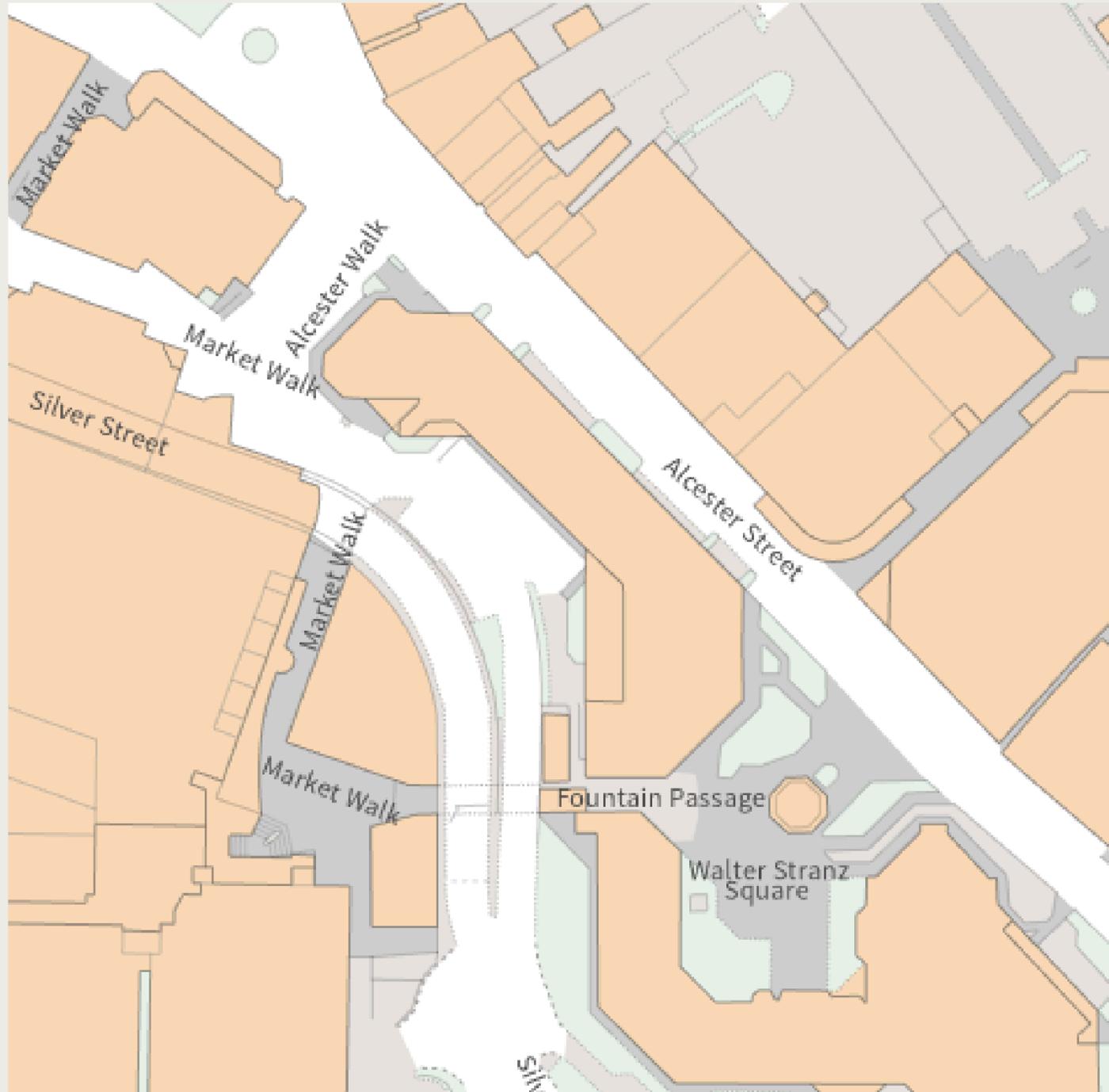
- Redditch Railway Station – short walk, with direct services to Birmingham New Street in under 40 minutes
- Bus Station – immediate access to regional routes
- M42 motorway – approx. 5 miles, connecting to the M5, M40 and wider motorway network
- Birmingham International Airport – under 30 minutes by car

Redditch Context & Regeneration

Redditch is a key Worcestershire town with a strong employment base, excellent transport links, and sustained demand for residential accommodation. Ongoing regeneration projects in the town centre and wider Borough continue to underpin rental growth and investor demand.

Investment Rationale

Redditch is a key town in Worcestershire, boasting a strong employment base, excellent transport links, and sustained demand for residential accommodation. Ongoing town centre regeneration continues to underpin rental growth and investor demand in the area. Threadneedle House presents the opportunity to acquire a well-located, income-generating residential block with a strong and stable yield profile and proven rental demand.



Key Features



48 one, two, and three-bedroom apartments



Transport Links: 0.2 miles to Redditch Train Station & Bus Station



GIA 3251 sqm/34,995 sq ft
Average unit size: 51.5 sqm



Local Amenities: Town centre location, adjacent to Kingfisher Shopping Centre



Site Area: 0.618 acres Approx

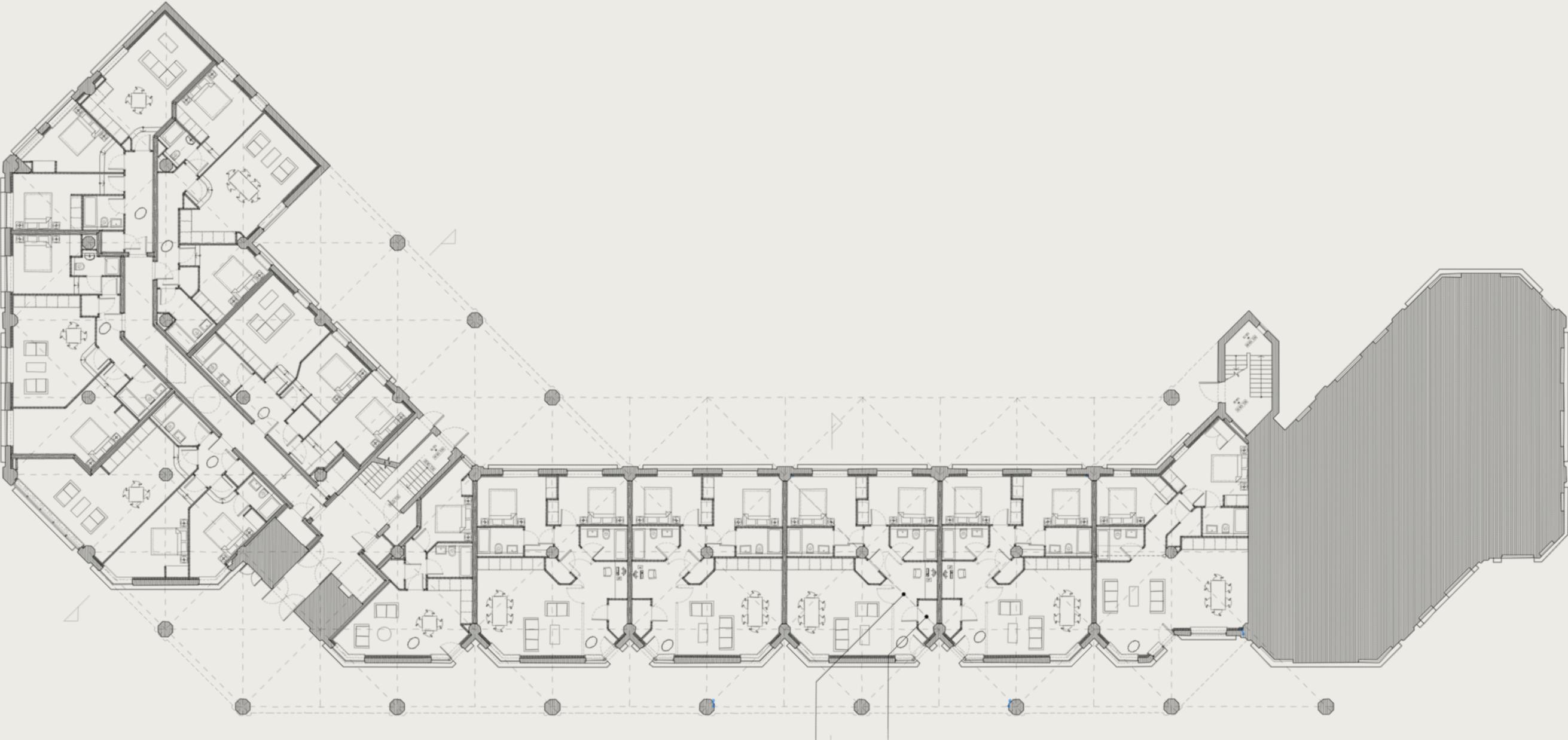


ERV: £504,000pa

Key Information

- Tenure: Freehold (Title No. WR160561)
- Local Authority: Redditch Borough Council
- Offers in excess of £6,600,000

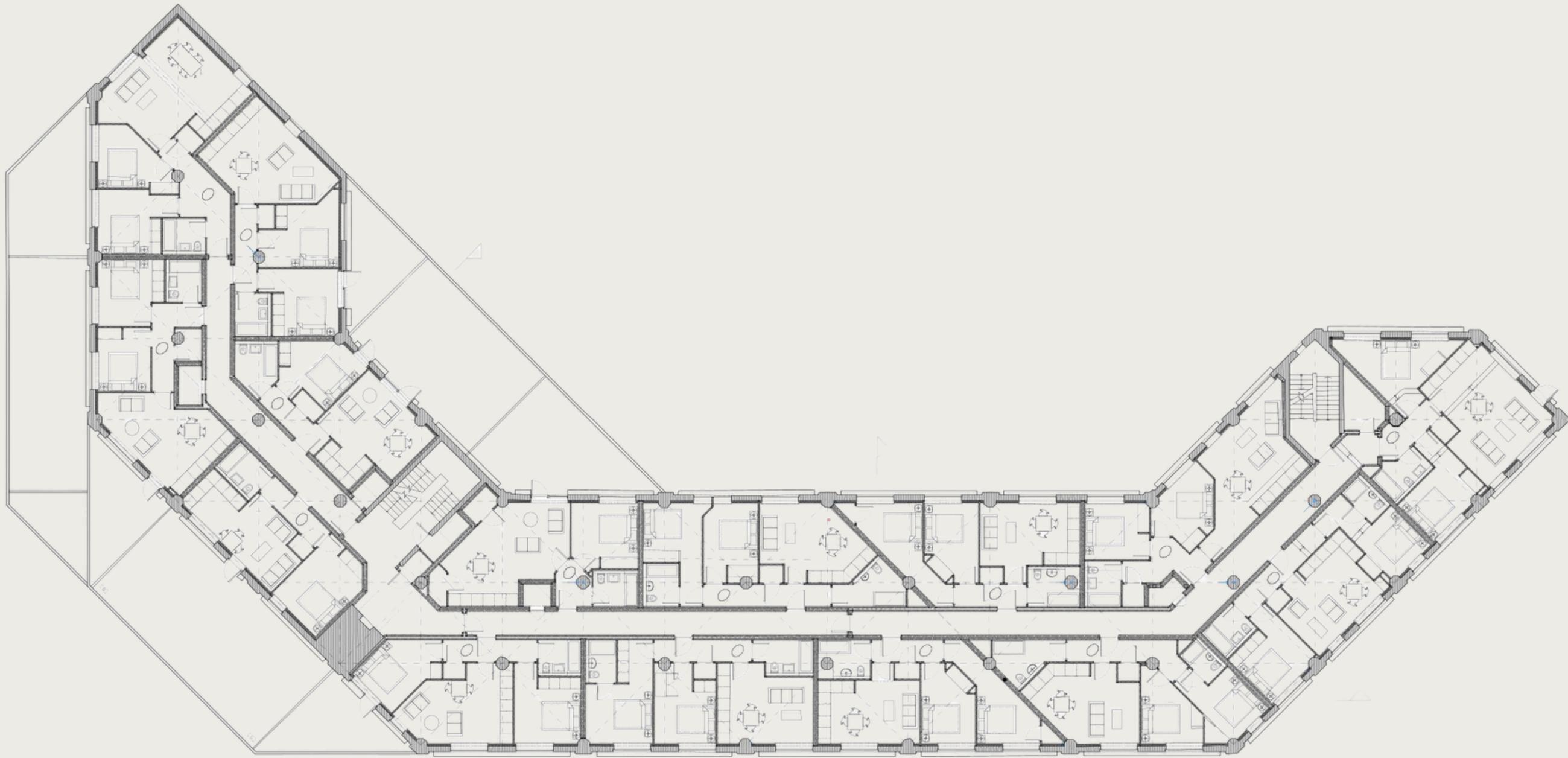
Floor Plan - Ground Floor



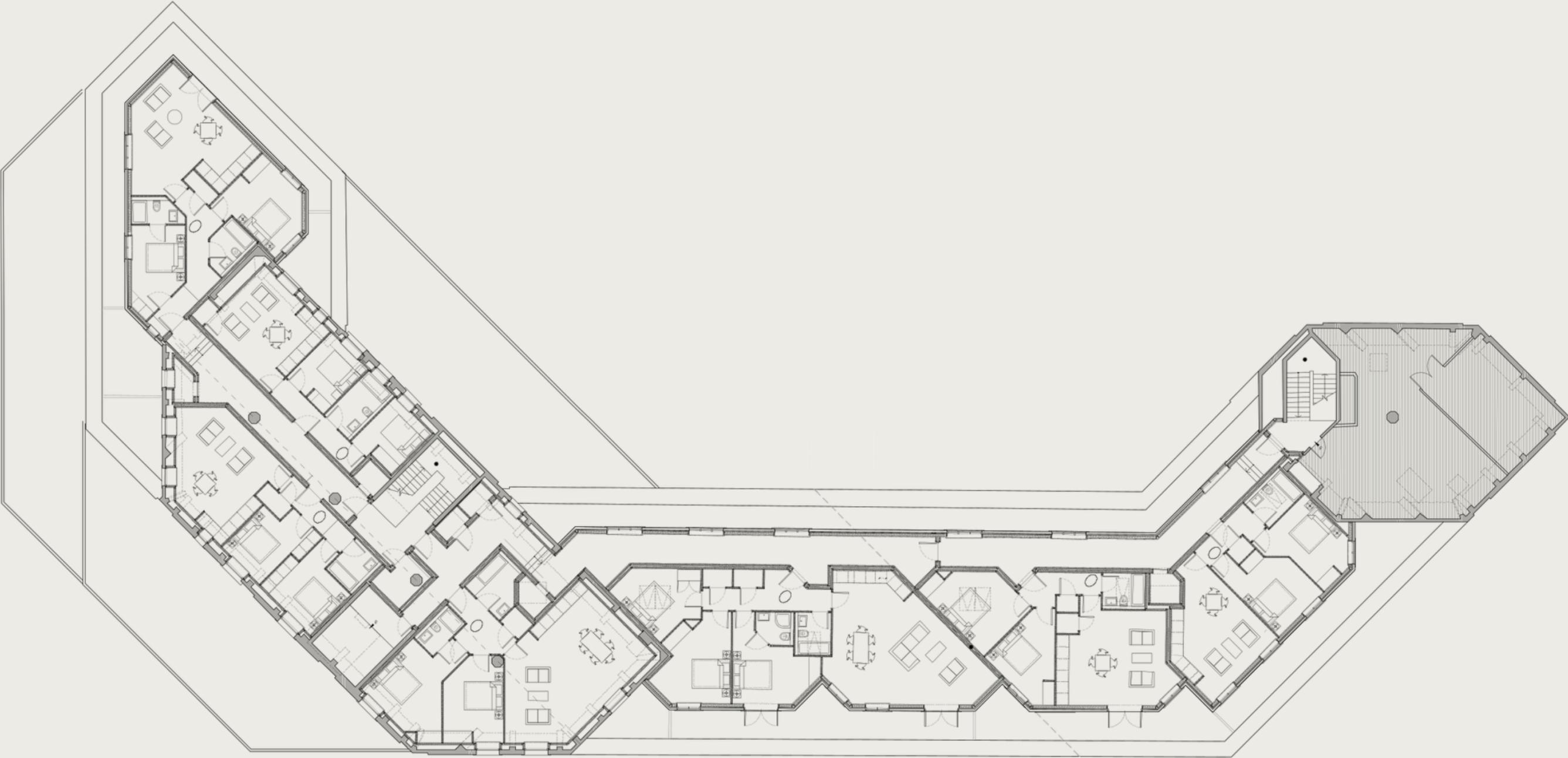
Floor Plan - First Floor



Floor Plan - Second Floor



Floor Plan - Third Floor



JEM PROPERTY

Partners in *growth*

EMAIL

info@jemproperty.co.uk

TELEPHONE

0204 542 1414

ADDRESS

Rodney House, Clifton Down Rd,
Clifton, Bristol, BS8 4AL

WEBSITE

www.jemproperty.co.uk

