



Prime Retail / Offices

886 SQ FT (82.34 SQ M)

18 Church Green East, Redditch, B98 8BP

To Let

- **RETAIL UNIT/OFFICE BUILDING**
- **PROMINENT POSITION**
- **PRIME BUSINESS AREA**
- **TOWN CENTRE**

- **886 SQ FT**
- **THREE STOREY**
- **QUALITY FINISHES**
- **NEW LEASE AVAILABLE**

LOCATION

The property occupies a 100% prime business location within the attractive Church Green Conservation Area in the heart of the Town Centre.

It overlooks St Stephen's Church across a wide paved and pedestrianised area to the front, several occupiers close by having utilised the paved area for external seating.

It is close to Lloyds Bank and Natwest, and walking distance to The Kingfisher Shopping Centre, Council Offices, Library and Colleges.

There are several car parks close by. It is within walking distance to the Bus Station and Railway Station.

DESCRIPTION

The property comprises of a locally Listed Building formerly used as Estate Agents Offices.

It is a deceptively substantial end terrace having been further extended to the rear. To the side is a passage which provides pedestrian access to a separate side access.

The ground floor comprises of a former Estate Agent's Showroom/Office with a rear separate Office. Off the central lobby area there is separate access on to the side pedestrian passageway together with stairs to the basement and upper floors.

The basement is full height providing staff facilities and access to a Gas Boiler.



The first floor provides 3 rooms together with male and female toilets, at second floor there are a further 2 rooms.

The property is gas centrally heated throughout.

Floor Areas

The property comprises of the following approximate areas:-

Ground Floor:- Showroom/Sales Area: 235 sq ft (22.8 sq m)

Basement: 247 sq ft (23 sqm)

First Floor: 146 sq ft (13.57 sqm)

Second Floor: 258 sq ft (23.9 sqm)

SERVICES

All mains services are available.

Heating is provided by way of metal radiators connected to gas-fired boiler.

RENT

£18,000 per annum

RATEABLE VALUE

TBC

EPC

Band D (85)

TENURE

New lease for a term of 3 or more years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.