



BUSINESS FOR SALE

593 SQ FT (55 SQ M)

197 Batchley Road, Redditch, B97 6JB

To Let / For Sale

- **INDEPENDENT BUTCHERS**
- **LOCAL SHOPPING PARADE**
- **ANNUAL RENT £6,500**

- **ESTABLISHED 32 YEARS**
- **NEW LEASE**
- **BUSINESS INC EQUIPMENT £45000**

LOCATION

The Property is located on Batchley Road, within a local shopping parade, close to Redditch Town Centre. Nearby occupiers include Tesco Express and William Hill, with a Spar convenience store adjacent.

The Property benefits from free off-street car parking immediately to the front together with a regular bus service to the Town Centre.

DESCRIPTION

The Property comprises a mid-terraced ground floor retail unit which is accessed directly from Batchley Road to the front within the one-way section in central Batchley.

Internally, the Property is currently configured as a butchers with a retail area to the front and prep room / cold store to the rear. The Property is secured with a roller shutter door to the frontage.

Externally, the Property benefits from a service yard for deliveries and staff parking to the rear together with additional storage.

TENURE

The Premises are available by way of assignment of a Full Repairing and Insuring Lease at a Passing Rent of £6,500 pa.

ASKING PRICE

Business For Sale for £39,000 (plus VAT) to include all fixtures and fittings.

SERVICES

All mains services are available.

RATEABLE VALUE

£6,400 (100% Small Business Rate Relief potentially available).

ENERGY PERFORMANCE CERTIFICATE

Band D (92)

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

VIEWING

Strictly by appointment with our Reception on 01527 584242.



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.