



Self Contained Office / Salon

NIA 824 SQFT

12-14 Marble Alley, Studley, B80 7LD

To Let

- END TERRACE
- VERSATILE ACCOMMODATION.
- PARKING
- SURGERY, OFFICE, SALON OR RETAIL
- 824 SQFT NIA
- NEW LEASE. MAY SELL

Location

The Property is located on Marble Alley in the heart of the town at Studley, which is reported to be one of England's smallest towns, situated to the south-east of Redditch and benefits from excellent communication links.

The Property fronts on to Marble Alley which links Alcester Road (A435) and High Street linking the Birmingham and the M42 Motorway to the north.

Description

The Property comprises a semi detached two storey versatile office building which can be utilised as a salon, surgery, or retail.

The accommodation is arranged as:

Ground Floor:-

- a) Main showroom area 318 square feet overall, with frontage to Marble Alley
- b) Separate treatment room – 152 square feet.

Two staircases provide access to the

First Floor:-

- c) Two treatment rooms / offices – 354 square feet
- d) WC
- e) Kitchenette and Storeroom

The total net internal floor area is 824 square feet (77 square meters).

Outside there are two car parking spaces and ample on street parking.

Tenure

New Lease for 3 or more years

Rent

£9,000 per annum

Legal Fees

Each party to pay their own costs.

Rateable Value

£6900

Services

All main services are available

Energy Performance Certificate (EPC)

TBC

Viewing

Strictly by appointment with our Reception on 01527 584242.



Area Map



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