



£9,000 Per Annum (NO VAT)

409 SQ FT (38 SQ M)

69 Alcester Road

Studley, Warwickshire, B80 7NJ

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- EXCELLENT FRONTAGE
- MID-TERRACED UNIT
- AVAILABLE IMMEDIATELY
- WELL ESTABLISHED LOCATION
- FIXTURES AND FITTINGS AVAILABLE
- NEW LEASE

Location

The Property fronts onto Alcester Road (A435), which runs through Studley Town Centre, linking Birmingham and the M42 Motorway to the north, with Alcester to the South.

Studley is situated to the south-east of Redditch Town Centre and benefits from excellent communication links.

Description

The Property forms part of a Commercial Terrace, predominantly of Takeaway/Restaurant Uses, with self-contained Residential Flats above.

There is off-street parking on the Tarmac-surfaced forecourt immediately in front of the property.

Internally, the space has been configured to provide a Main Sales/Café Area, with a Counter Customer Seating, and Food Prep/Cooking Area behind. In addition, there is a Storeroom/Food Prep and WC to the rear.

The Net Internal Area (NIA) extends to approximately 409 sq ft (38 sq m).

Rent

£9,000 per annum plus VAT

Lease

New Lease for 3 or more years.

Rateable Value

£7,000

100% Small Business Rate Relief is potentially available.

Tenure

Leasehold

Services

We understand that all mains services are available.

EPC

TBC

Legal Fees

Each party to pay their own costs.

Viewing

By appointment with our Office Reception on 01527 584242.



Area Map



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