

TO LET

Unit 4 Alcester Street, Redditch
B98 8AE

SUBJECT TO VACANT POSSESSION



LOCATION

Redditch is a town situated in north-east Worcestershire, approximately 15.0 miles south of Birmingham, 33.0 miles west of Coventry and 27.0 miles north of Worcester.

The property occupies a prominent position upon Alcester Street. Alcester Street is a pedestrianised local street and shopping area of Redditch town centre.

The surrounding area is predominantly commercial with nearby occupiers including **NatWest**, **Paddy Power**, **Caffe Nero**, and **Boots**.

DESCRIPTION

The property comprises a single storey, mid terraced building under a mansard roof. A wrap-around pergola at first floor shelters an external seating area below.

The property comprises a large open plan trading area with services, ventilation making it well suited for use as a bar / restaurant.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 702 sq. m 7,554 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£65,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£78,000**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT



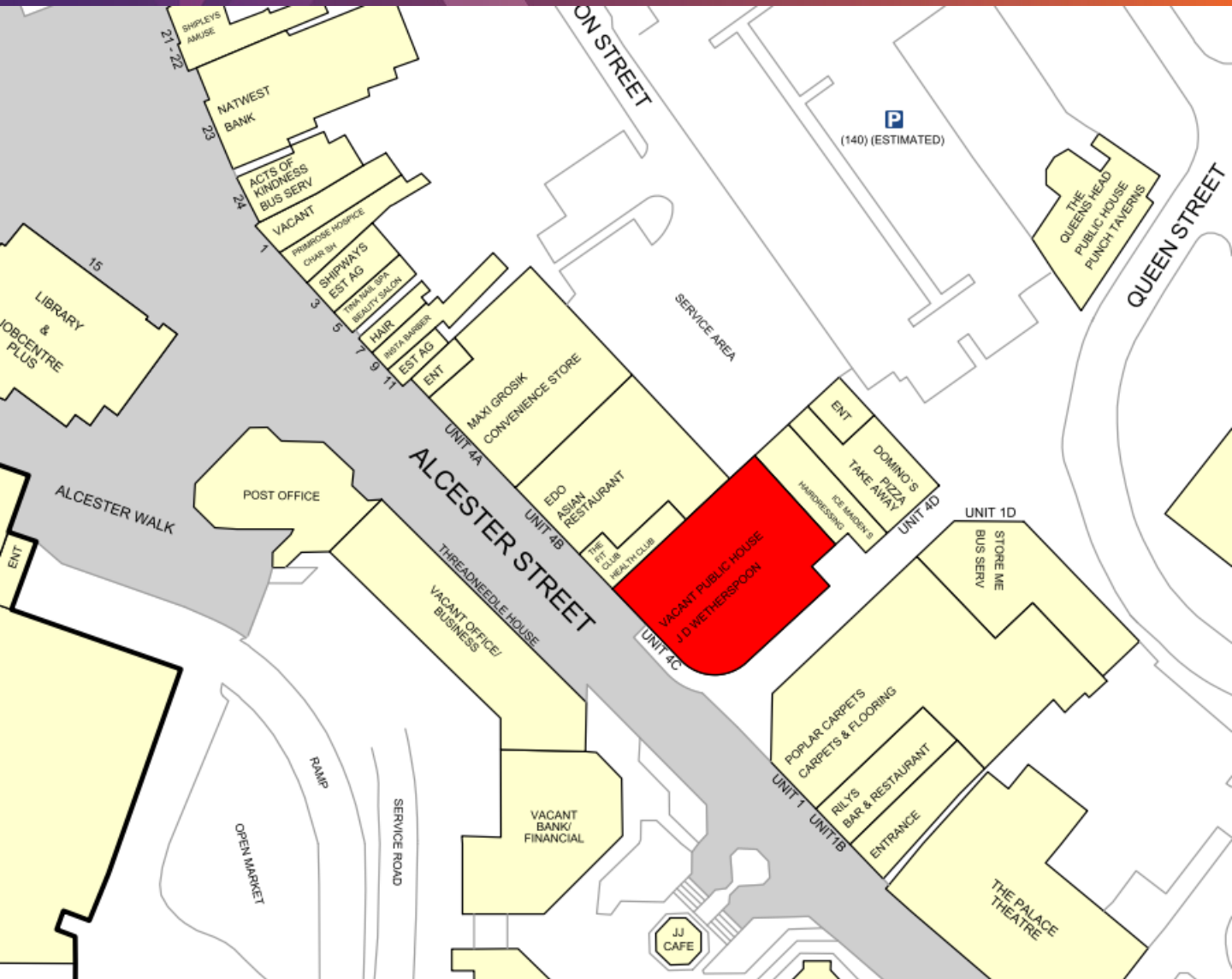
CREATIVE RETAIL

PROPERTY CONSULTANTS

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