

RISING SUN

UNIT 4 · ALCESTER STREET · REDDITCH · B98 8AE

LEASEHOLD

PUBLIC HOUSE SITUATED IN BUSY TOWN
CENTRE LOCATION.



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- **Leasehold**
- **Busy town centre location with high volumes of passing trade**
- **Prominent position fronting position onto Redditch town shopping district**
- **External seating area to the front and side**
- **Well presented open plan trading accommodation**
- **Within walking distance to all local town-centre amenities**
- **Current rent £97,750 per annum**
- **GIA - 607.0 Sq M (6,533 Sq Ft)**
- **[Google Street View Link](#)**

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 area is well serviced by public transport with the Cross City Line situated 0.3 miles west offering regular services to Birmingham New Street, Four Oaks and Lichfield. There are regular bus services to Studley, Bromsgrove, Catshill, and Birmingham with the M42 also in close proximity.

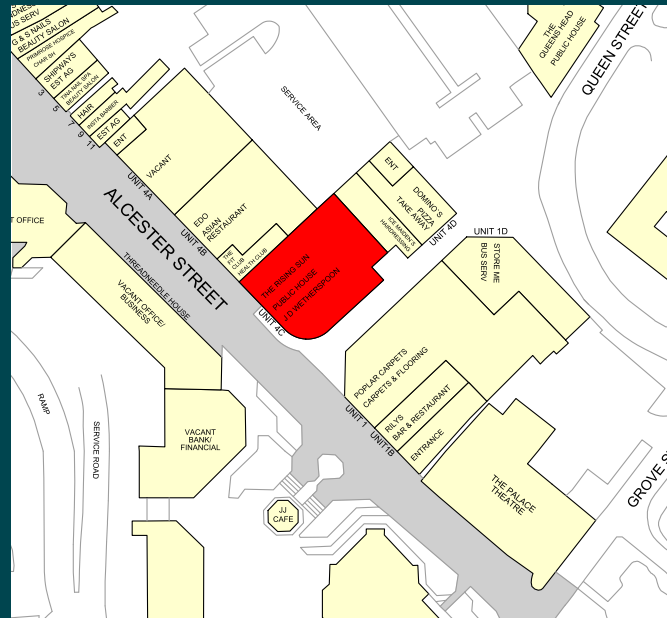
The Rising Sun occupies a prominent position upon Alcester Street. Alcester Street is a pedestrianised local street and shopping area of Redditch town centre.

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

DESCRIPTION & ACCOMMODATION

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

Ground Floor: Trading accommodation provides a central bar servery with a mix of loose tables and chairs and fixed bench seating. Customer WC's and trade kitchen are located to the rear.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	607.0	6,533
Total		607.0	6,533

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 24th March 2024 at a current rent of £97,750 per annum. The most recent annual service charge is £8,843.

RATEABLE VALUE & EPC

2023 Rateable Value - £78,000

E-108.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

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