



Sanderson
Weatherall

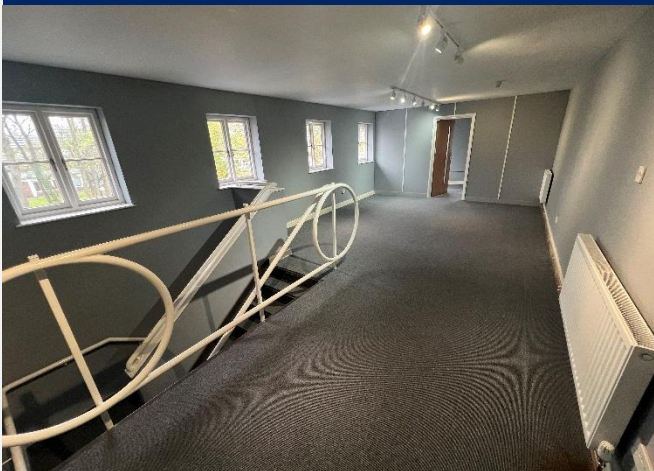
TO LET

Rent: £10,000 per annum



Unit 6 St Stephens Court, 11a Church Green East, Redditch B98 8BP

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Location

The property is located set back from Church Green East, which is the eastern side of the main market square within Redditch. St Stephens Court is a popular cut through between Church Green East and Herbert Street. The property can be located using the postcode B98 8BP.

Description

The property consists of a semi-detached two storey brick built retail unit under a tiled pitched roof .

Internally the property provides a retail area, kitchenette and WC on the ground floor. There is an ancillary sales area with partitioned store/office to the first floor, accessed by a wide staircase.

The property benefits from a glazed timber shop front with roller shutter and a gas fired central heating system. There are many windows throughout providing plenty of natural light.

Externally the property benefits from one allocated parking space.

Measured to net internal area, the property extends to approximately **772 sq ft (71.72 sqm)**, over two floors. The ground floor sales area is approximately 360 sq ft (33.48 sq m).

Use

We understand that the property has permission for use under use class A1.

The property would lend itself to other retail uses, or for use as a general office, and may be suitable for alternative uses, subject to planning permission. It is recommended that prospective tenants check the suitability of their proposed use with Redditch Borough Council Planning Department.

Lease

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed (minimum of three years), subject to contract.

Rent

£10,000 per annum, exclusive.

VAT

The property is not currently elected for VAT.

Assessment

The property has a 2023 rateable value of £7,900. Small businesses may be eligible for 100% small business rates relief- we recommend that you check with Redditch Borough Council.

Energy Performance

The property has an EPC rating of band C, with a score of 68 points.

Services

We believe that all mains services are available at the property but are not tested.

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For further information or to arrange a viewing, please contact the sole agents:

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Money Laundering

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

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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