



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET

## PROMINENT TOWN CENTRE RETAIL UNIT

## 5 EVESHAM STREET REDDITCH

### Location

Redditch is located in northern Worcestershire being approximately 14 miles south of Birmingham City Centre and 12 miles north west of Worcester. Access to the national motorway network is facilitated via junctions 2 and 3 of the M42 motorway both of which are situated within four miles of the town centre. The subject premises occupy a prominent position on Evesham Street, a pedestrianised route from Market Place to the Kingfisher Shopping Centre.

The subject premises are situated adjacent to **Deniz Hair** and other occupiers of note the immediate vicinity include **West Bromwich Building Society, Café Nero, Halifax and Santander.**

### Description

The subject premises comprise a ground floor retail unit with rear servicing together with basement storage facilities.

### Accommodation

<b>Gross Frontage</b>	<b>9.55m</b>	<b>31'4"</b>
<b>Internal Width (front)</b>	<b>8.3m</b>	<b>27'3"</b>
<b>Ground Floor Sales/Ancillary</b>	<b>106.83sqm</b>	<b>1,150 sqft</b>
<b>Basement Storage</b>	<b>59.45sqm</b>	<b>640 sqft</b>

There is additional self contained accommodation at first and second floor levels comprising 1,250 sqft available if required.

### Term

The premises are offered by way of a new 10 year effectively fully repairing and insuring lease subject to an upward only rent review at the expiry of the 5<sup>th</sup> year of the term.

### Rental

Rental offers in the region of £29,500 per annum exclusive.

### Planning

The subject premises benefit from Standard Retail Consent Use Class E but may be suitable for other Quasi retail purposes such as Professional Services and Food Takeaway subject to the obtaining of necessary consent.

### Rating Assessment

Rateable Value £42,450  
Rate in £ (2020/21) 49.9p  
Rates payable £21,182.55

Please also note that the premises benefit from Covid rating assistance at this time.

### Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

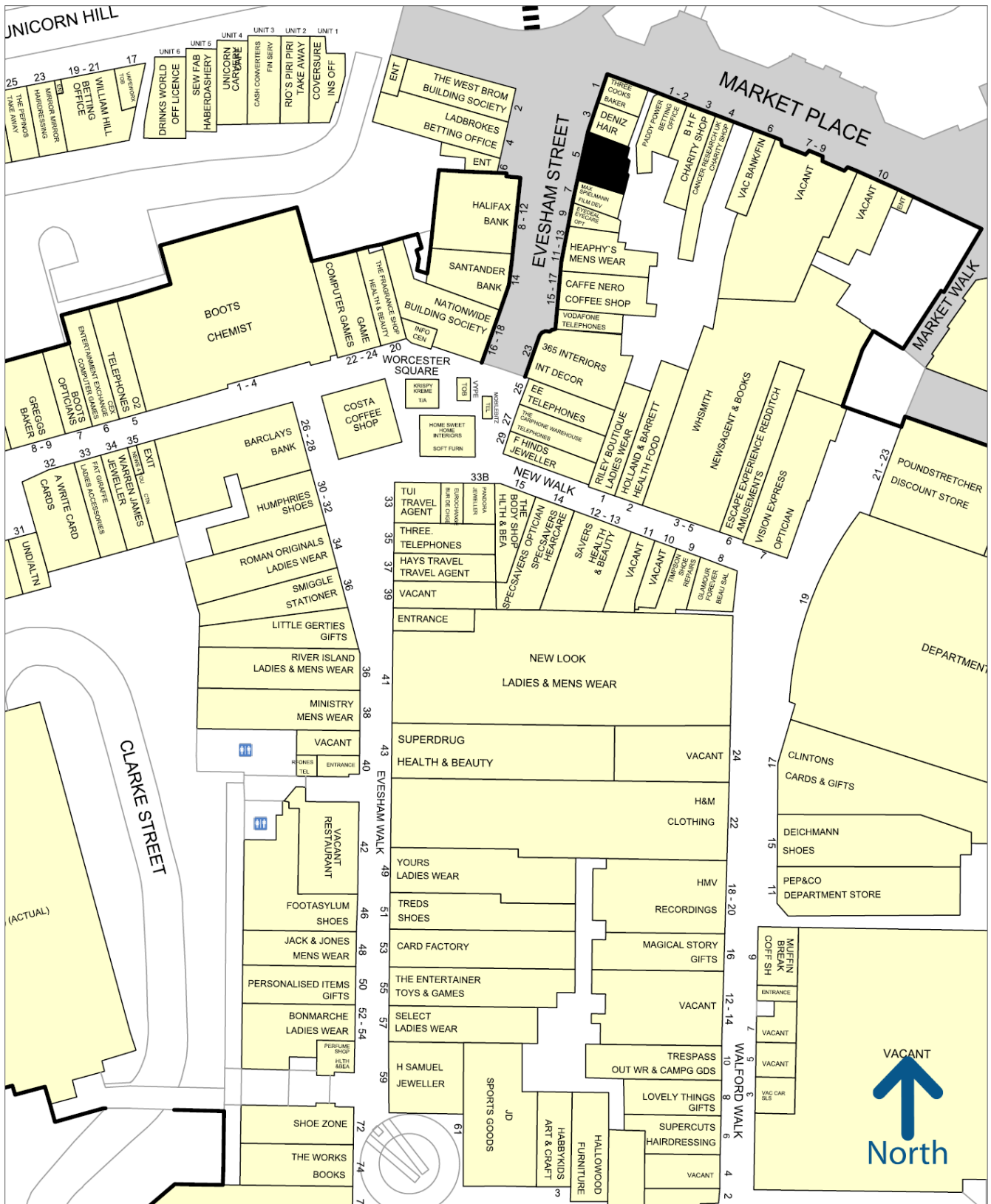
### Viewing

Strictly by appointment with the sole agents:-

Jon Rowley  
Rowley Hughes Thompson  
DD: 0121 212 7801  
Email: [jonr@rhretail.co.uk](mailto:jonr@rhretail.co.uk)

Ben Truslove - MRICS Registered Valuer  
John Truslove  
Tel: 01527 584242  
Mob: 07791 371032

**Date prepared: March 2021. Transactions are stated exclusive of VAT, Subject to Contract**



50 metres

Experian Goad Plan Created: 22/02/2021  
Created By: RHT



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