ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



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

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

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 5th 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£42,450Rate in £ (2020/21)49.9pRates payable£21,182.55Please also note that the premises benefit from Covidrating 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@rhtretail.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

Minepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or fessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lesses must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give or vergenerations in relation to this property.



Redditch



For more information on our products and services:

6011

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601



Map data

sentation Art 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice

Copyright and confidentiality Experian, 2020. © Crown

copyright and database rights 2020. OS 100019885

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or controct 2 All statements contained in these particulars as to this property are node without responsibility on the part of Rowley Hughes Thompson their vendors or lessors. 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 4 Any intending purchasers or lessees must sastisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.