



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhtretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE

## FOR SALE OR TO LET PROMINENT TOWN CENTRE RETAIL UNIT

5 EVESHAM STREET  
REDDITCH  
B97 4ET



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 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 lessees 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 any representation or warranties in relation to this property.

## 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 sq ft available if required which are primarily offices.

## 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.

## For Sale

The majority of the premises are Freehold with a portion of the rear ground Long Leasehold.

Offers in region of £325,000 are invited with full vacant possession of the whole.

## VAT

The property is not VAT registered.

## 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	£21,734.40

## Legal Costs

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

## Viewing

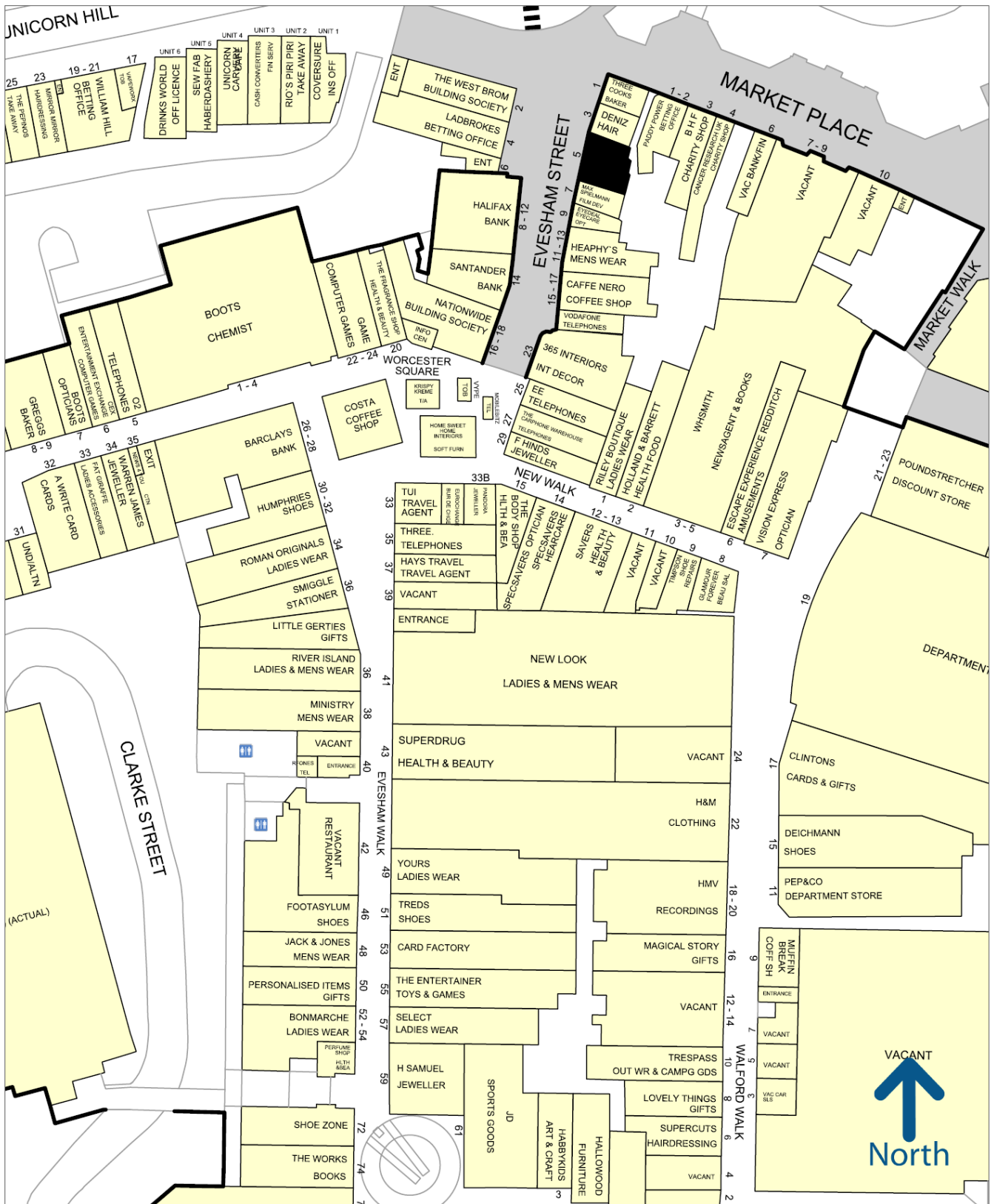
Strictly by appointment with the sole agents:-

Jon Rowley  
Rowley Hughes Thompson  
DD: 07831 482523  
Email: [jonr@rhtretail.co.uk](mailto:jonr@rhtretail.co.uk)

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

**Date prepared: November 2023. Transactions are stated exclusive of VAT, Subject to Contract**





50 metres

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



Copyright and confidentiality Experian, 2020. © Crown  
copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011