

# TO LET

UNIT 4A THE QUADRANT, 15 ALCESTER STREET, REDDITCH, B98 8AE



**5,705 SQ FT (530 SQ M)**

**TOWN CENTRE RETAIL/LEISURE UNIT**

- PROMINENT POSITION
- AVAILABLE IMMEDIATELY
- OPPOSITE POST OFFICE
- A4 (PUB/BAR CONSENT)
- EASY ACCESS TO M42
- GROUND FLOOR

**RENT £32,500 PER ANNUM  
(PLUS VAT)**

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## LOCATION

The Property is located within the pedestrianised zone in Redditch Town Centre, opposite the Post Office and in close proximity to the Kingfisher Shopping Centre, which attracts over 175,000 visitors per week.\*

Nearby occupiers include J D Wetherspoon, Rilys Indian Restaurant, La Piccola Italia Dominos Pizza and The Palace Theatre. The Property is located in the main leisure area in Redditch Town Centre and it is conveniently situated close to several public Car Parks.

## DESCRIPTION

The Property is accessed from Alcester Street just off Church Green, with Wellington Street providing vehicular access to a Delivery Yard to the rear. The accommodation, which is currently fitted out as a bar/restaurant, briefly comprises:- Main Bar Area; Kitchen; 2 No. Cold Stores; Storeroom; Cellar; 2 No. Offices; separate Customer and Staff WCs.

The Gross Internal Area (GIA) is approximately 5,705 sq ft (530 sq m).



## RENT

£32,500 per annum, plus VAT

## RATEABLE VALUE

£25,000

## SERVICES

All mains services available.

## PLANNING

A4 (Drinking Establishment) use.

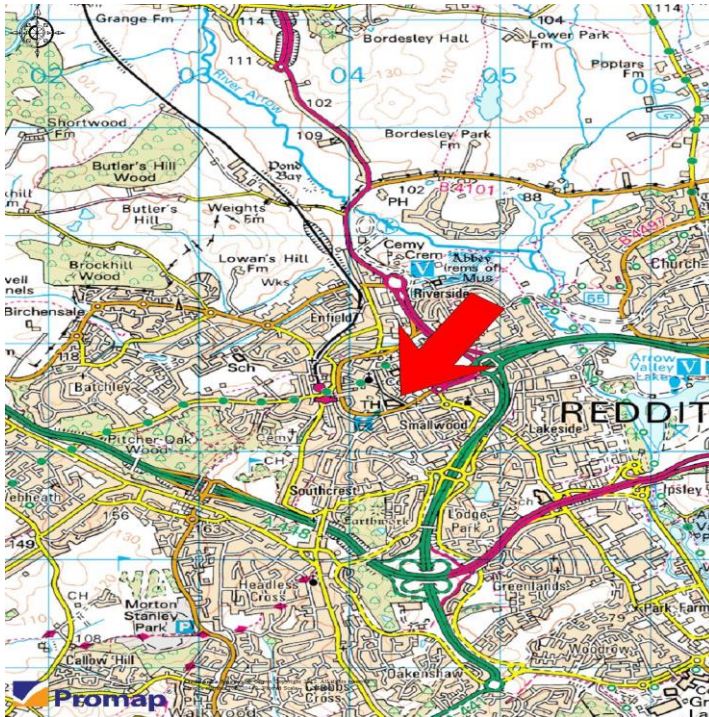
## TENURE

Leasehold – on Standard Full Repairing and Insuring terms for a term of 3 or more years.

## VIEWING

Strictly by appointment with our office - 01527 584 242.





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