

TO LET/FOR SALE

7, 8 & 9 MARKET PLACE, REDDITCH TOWN CENTRE, WORCESTESHIRE, B98
8AA



10,143 SQ FT

MODERN RETAIL UNIT WITH FIRST FLOOR

- SPACIOUS PROMINENT RETAIL STORE
- ADJCENT KINGFISHER CENTRE
- POTENTIAL FOR CHANGE OF USE TO A3/4
- CENTRAL PEDESTRIANISED ZONE
- VEHICULAR ACCESS TO SERVICE YARD/DECK
- NEW LEASE OR LONG LEASEHOLD

**RENT £40,000 PER ANNUM/
PURCHASE PRICE £350,000**

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The property is located in a prominent position on Market Place, near Redditch Public Library, Bar Fever and other nearby properties are occupied for a variety of retail uses, including Fever Public House, Cancer Research Campaign and Paddy Power bookmakers.

The property enjoys rear servicing facilities, shared with the adjoining Kingfisher Centre, with vehicular access to the service yard area at first floor deck level, which enables deliveries to the property via a goods lift to first floor and ground floor. The property has its own sprinkler system, and an independent fire alarm system.

The building comprises:-

- (i) Ground floor open-plan sales accommodation, having wide frontage to Market Place.
- (ii) A goods lift facility from the rear, direct to and from the service deck.
- (iii) First Floor storage.
- (iv) The top floor comprises office and staff accommodation, including ladies and gents toilets.

The accommodation comprises the following;

Net Frontage	56'6"
Internal Width	57'6" Maximum
Shop Depth	108'3" Maximum
Sales Area	5,500 Sq Ft Net
Adjoining Lift	108 sq ft net
F/Floor Stores	2052 Sq Ft
Store Adjoining Lift	166 Sq Ft
Second Floor	1801 Sq Feet
Basement	516 Sq Ft

RENT

£40,000 Per Annum (No VAT)

PURCHASE PRICE

£350,000

RATEABLE VALUE

£86,000

TENURE

Either a New Business Lease Or Long Leasehold – 99 years from June 1973.

EPC

Rating C - 60

LEGAL FEES

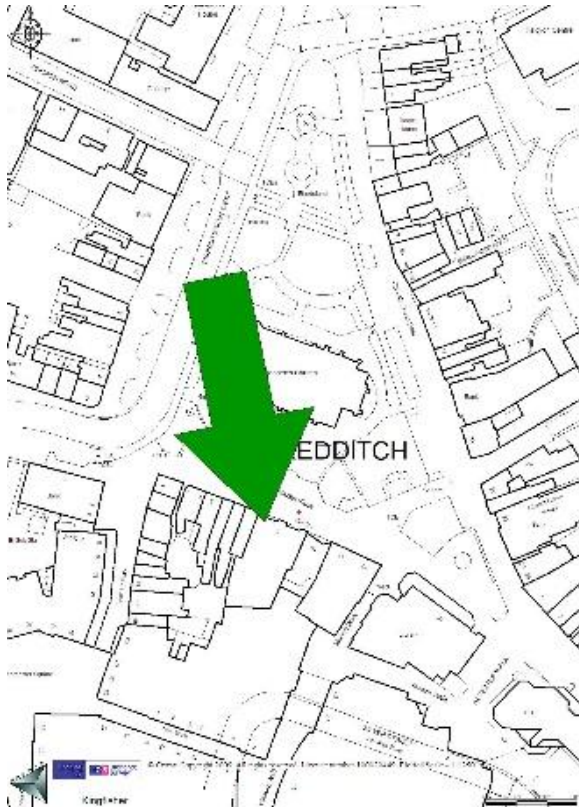
In the event of a Letting, Landlord's Fees to be paid for by incoming Tenant.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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