

TO LET

5 CHURCH GREEN WEST, REDDITCH TOWN CENTRE, WORCESTERSHIRE,
B97 4DY



1,200 SQ FT (112 SQ M) NIA REFURBISHED RETAIL UNIT

- TOWN CENTRE
- PROMINENT POSITION
- GROUND FLOOR
- NEARBY OCCUPIERS – HSBC, HALIFAX
- NEW LEASE
- AVAILABLE IMMEDIATELY

**ASKING RENT £20,000 PER ANNUM
(NO VAT)**

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The Property fronts onto Church Green, the traditional heart of Redditch Town Centre, The Property is opposite St Stephen's Church, with the Bus and Train Stations within two minutes' walk.

Nearly occupiers include HSBC, Ladbroke's, West Bromwich Building Society, Pertemps and Lloyds Pharmacy.

The Property comprises a mid-terrace Ground Floor Retail Unit of traditional construction, The Ground Floor is open-plan, with a WC to the rear.

Internally, the Property is fitted to a decent standard, with LED lighting, wood flooring throughout and a roller shutter door.

The property could benefit from several uses, including A1, A2, A3 or A4 – subject to planning permission.

RENT

£20,000 Per Annum

BUSINESS RATES

To be reassessed.

REPAIR OBLIGATIONS

Full Repairing and Insuring Terms.

EPC

Band E (103)

TENURE

A new Business Lease for a term of 3 or more years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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