



**£25,000 Per Annum + VAT**  
**1303 SQ FT**  
**18 Church Green East**

Redditch, Worcestershire, B98 8BP



# 18 Church Green East, Redditch, Worcestershire, B98 8BP

- RETAIL UNIT/OFFICE BUILDING
- PROMINENT POSITION
- PRIME BUSINESS AREA
- TOWN CENTRE

- 1303 SQ FT
- THREE STOREY
- QUALITY FINISHES
- NEW LEASE AVAILABLE

## LOCATION

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

Nearby occupiers include Lloyds Bank, Charles Lovell Accountants, Aroma Coffee and Bullivant Media.

## DESCRIPTION

The Property comprises a mid-terrace, three-storey Retail Unit. The Ground Floor is open-plan Sales Area of 246 Sq Ft with display frontage to Church Green East, leading to the rear Office of 394 sq ft.

Stairs ascend to First and Second Floor Offices, providing 1,057 sq ft of accommodation plus separate male and female WCs.

## SERVICES

All mains services are available.

Heating is provided by way of metal radiators connected to gas-fired boiler.

## RENT

£25,000 per annum.

## RATEABLE VALUE

£15,750

## EPC

Band D (85)

## TENURE

A standard Business Lease for a term of 5 or more years with the Tenant responsible for all outgoing.

## LEGAL FEES

Each party to bear their own fees.

## VIEWING

Strictly by appointment with our office - 01527 584 242



## Area Map



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