

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**104 BIRCHFIELD ROAD, HEADLESS CROSS,
REDDITCH, B97 4LH**

338 SQ FT (31.4 SQ M)

- MAIN ROAD FRONTAGE
- SINGLE GLAZED FRONTAGE
- PROMINENT LOCATION
- SELF-CONTAINED

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LOCATION

The property is located on the prominent Birchfield Road. Redditch Town Centre is within close proximity and can be access approximately 2.5 miles drive away and has regular public transport to and from the Town Centre.

DESCRIPTION

The property is of a brick built construction and comprises a two storey building with the vacant accommodation on the ground floor. The retail unit benefits from a glazed shop frontage, laminate flooring, fluorescent strip lighting, alarm system and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	338	34.4
TOTAL	338	34.4

PLANNING

We have been informed by the landlord that planning permission has been granted for A1 retail use.

Interested parties should contact Redditch Borough Council Planning Department on 01527 881 770.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £8,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £4,700. Rates payable will be in the region of £2,345.30 per annum.

Interested parties are advised to make their own enquiries to Redditch Borough Council Business Rates Department on 01527 543 023.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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