

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR CAFÉ PREMISES**



**5 ALCESTER STREET, TOWN CENTRE,  
REDDITCH, B98 8AE**

**397 SQ FT (36.9 SQ M)**

- HIGH STREET LOCATION
- FLEXIBLE TERMS
- SELF-CONTAINED
- GROUND FLOOR RETAIL

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The premises are situated on Alcester Street, Redditch which in turn interlinks almost immediately with Church Green in the centre of Redditch. Enjoying a front door access onto Alcester Street opposite the Kingfisher Centre the premises enjoy a very reasonable degree of passing traffic and are very well located within the centre of this thriving north Worcestershire town. The property benefits from excellent transport links, with close proximity to Redditch train station which is approximately 1.4 miles via the Redditch Ringway.

## DESCRIPTION

The property comprises of a three-storey terraced building of brick-built construction surmounted by a pitched roof and a glazed shop frontage. Internally the vacant accommodation is on the ground floor and benefits from laminate flooring, plastered and painted walls, a mixture of both LED and fluorescent strip lighting, a waiting area, kitchen area, rear stores & WC facilities.

## ACCOMMODATION

| AREA                | SQ FT      | SQ M        |
|---------------------|------------|-------------|
| Ground Floor Retail | 397        | 36.9        |
| <b>TOTAL</b>        | <b>397</b> | <b>36.9</b> |

## PLANNING

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

## SERVICES

We are advised all main services are connected.

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 £8,500 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2019 rating listing as have a rateable value of £5,500. Rates payable will be in the region of £2,695 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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