

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR CAFÉ PREMISES



**5 CHURCH GREEN EAST, REDDITCH,
WORCESTERSHIRE, B98 8BP**

651 SQ FT (60.6 SQ M)

- FLEXIBLE TERMS
- A3/A5 CONSENT
- PROMINENT LOCATION
- SECURE PARKING AVAILABLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Church Green East, within a parade of period built buildings, overlooking St Stephens Church in Redditch Town Centre. The parade is largely occupied by the professional sector including estate agents, banks, solicitors firms and insurance brokers. The building is a few minutes' walk to the Kingfisher Shopping Centre and outdoor market. There is excellent transport links all located within walking distance of the subject premises. Redditch is approximately 15 miles south of Birmingham and is accessed via the A441 Redditch Road or A435 Birmingham Road, both of which lead direct to Junctions 2 & 3 of the M42 motorway respectively. The M42 in turn links to the wider Midlands motorway network including the M5, M6 and M40 motorway.

DESCRIPTION

The property is an end terraced three storey building of brick built construction with a pitched slate roof and single storey extension to the rear. Internally the property has been refurbished to provide a restaurant/café on the ground floor. The kitchen is fitted with an extraction canopy and benefits from gas fired central heating, laminate flooring, light points, CCTV and alarm. Separate WC accommodation is available on the first floor. There is also secure car parking available at the rear of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	148	13.8
Ground Floor	503	46.8
TOTAL	651	60.6

PLANNING

We have been informed by the Landlord that the property has planning permission for A3/A5 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 £12,000 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 £6,285. Rates payable will be in the region of £3,136.22 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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