

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR RETAIL PREMISES**



**1200 EVESHAM ROAD, ASTWOOD BANK,  
REDDITCH, B96 6AA  
352 SQ FT (32.7 SQ M)**

- CENTRAL LOCATION
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated in the sought-after village of Astwood Bank, the property benefits from having a number of local amenities, including Post Office, Pharmacy and a number of pubs/ restaurants all within walking distance. In addition, the town of Redditch offers easy access to motorway links (M42, Junction 2&3) and there are good public transport links.

## DESCRIPTION

The property is a mid-terrace two storey brick-built building with a pitched tiled roof over. The subject premises comprise of a ground floor retail space with a glazed shop front. Internally, the property has a solid floor with tiled covering and plastered & painted walls, a kitchenette and WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	352	32.7
<b>Total</b>	<b>352</b>	<b>32.7</b>

## PLANNING

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 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 £9,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £5,300. Rates payable will be in the region of £2,644.7 per annum.

Interested parties are advised to make their own enquiries to Redditch Borough Council on 01527 534 023.

## 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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