

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

**GROUND FLOOR  
RETAIL/OFFICE UNIT**



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

**466 SQ FT (43.4 SQ M)**

- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)
- SELF-CONTAINED
- FLEXIBLE TERMS

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is situated in a prominent position fronting the main Birchfield Road in Redditch close to its junction with Evesham Road. The surrounding area is predominantly residential, however the property does benefit from local retailers located in smaller retail parades. Redditch Town Centre is located approximately 2.5 miles north and Redditch Train Station is located approximately 1 mile north from the subject premises, which provides transport links into Birmingham City Centre and surrounding areas.

## DESCRIPTION

The property is a two-storey building of brick-built construction surmounted by a pitched tiled roof. The available accommodation is on the ground floor level. The retail unit benefits from a glazed shop frontage, lino flooring, plastered & painted walls, suspended ceiling with LED lighting, alarm, a kitchenette and WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	466	43.4
<b>TOTAL</b>	<b>466</b>	<b>43.4</b>

## PLANNING

We have been informed by the landlord that planning permission has been granted for Use Class E.

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 on a leasehold basis at a quoting rent of £10,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £7,900. Rates payable will be in the region of £3,943.10 per annum. Small business rates relief may apply.

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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