

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR TAKEAWAY  
– PREMIUM APPLICABLE



100 EVESHAM ROAD, HEADLESS CROSS,  
REDDITCH, WORCS, B97 5ES

**382 SQ FT (35 SQ M)**

- HOT FOOD TAKEAWAY
- PREMIUM APPLICABLE
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated fronting the main Evesham Road within the Headless Cross area of Redditch. Redditch Town Centre lies approximately 1.5 miles north of the subject premises. Redditch Train Station, which is approximately 1.3 miles north to the subject premises, leads direct to Birmingham New Street. The property is located within a parade of similar properties in this densely developed residential area that are occupied by local traders.

## DESCRIPTION

The property comprises of a two-storey building with the takeaway situated on ground floor. The ground floor takeaway benefits from a solid floor with tiled covering to both floors and walls and fluorescent strip lighting. The kitchen at the rear benefits from an extraction canopy, fryer, fridge, freezers, pizza oven, cooker, preparation table, stainless steel sink and staff WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	382	35
<b>Total</b>	<b>382</b>	<b>35</b>

## PLANNING

Interested parties should contact Redditch Borough Council on 01527 64252.

## 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.

## LEASE DETAILS

The property is let on a 5-year lease at a passing rent of £12,000 per annum. New lease to be discussed with the landlord.

## TENURE/PRICE.

The property is available on a leasehold basis at a quoting rent of £12,000 per annum exclusive, subject to contract. Terms to be agreed.

A premium of £10,000 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £6,500. Small business rate relief may apply.

Interested parties are advised to make their own enquiries to Redditch Borough Council on 01527 64252.

## 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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