



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

info@apretail.co.uk

REDDITCH
64 Unicorn Hill
B97 4RA

SHOP/RESTAURANT PREMISES

TO LET



LOCATION

These premises are located in a prominent secondary trading position adjacent to Shai Palace Restaurant, Parks Take Away and close to Mr Pizza and the Railway and Bus Stations.

DIMENSIONS AND FLOOR AREAS

Internal width	18' 9"
Shop depth	37' 8"
Ground floor sales	630 sq ft
First floor sales	238 sq ft
First floor kitchen	142 sq ft
First floor store	34 sq ft

TENURE

A new lease is available for 10 years with an upward only rent review in the 5th year.

RENT

On application

Please note rent payments will be subject to VAT.

RATING ASSESSMENT

Rateable value	£16,500.00	
Rates payable	£8,233.00	(2023-24)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited
Tel: 01527 578820
Email: adam.apretail@gmail.com

ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

April 2023