

TO LET



**7 ALCESTER STREET
REDDITCH
WORCESTERSHIRE
B98 8AE**

- ❖ **GROUND, FIRST & SECOND FLOOR ACCOMMODATION**
- ❖ **TOWN CENTRE LOCATION**
- ❖ **AVAILABLE NOVEMBER 2019**

LOCATION

The property is located within the pedestrianised zone in Redditch Town Centre, opposite the main Crown Post Office and a short walking distance from the public library in Mercian Square and in close proximity to the Kingfisher Shopping Centre. Nearby traders include Insta Barber, Lamberts (Estate Agents), Natwest Bank, Shipleys Bingo. There are public car parks within easy walking distance of the property.

DESCRIPTION

The property fronts Alcester Street with service access to the rear and also car parking. The accommodation is currently a well established Hair Salon with upper floors and comprises:

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

7 ALCESTER STREET, REDDITCH, B98 8AECont'd.

ACCOMMODATION

		<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<u>Ground Floor Salon</u>		345	32.0
With wooden suspended floor, suspended ceiling. Ground floor is split level with small walk in store cupboard to the rear. Stairs to :-			
<u>First Floor Beauty Salon</u>			
Having artexed ceilings.			
Front	172 Sq.Ft.		
Rear	<u>222 Sq.Ft.</u>	395	36.7
<u>Right Hand Store Office</u>		<u>331</u>	<u>30.7</u>
		726 Sq.Ft.	67.4 Sq.M.
<u>Second Floor Office</u>		<u>265</u>	<u>24.6</u>
<u>Note</u> : low beam in the centre of room.			
<u>Total Net Internal Area</u>		<u>1336 Sq.Ft.</u>	<u>124.1 Sq.M.</u>

2017 RATEABLE VALUE £ 9,000

LEGAL COSTS

Each party to pay their own respective legal costs incurred in the transaction.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings referred to in these particulars will be included in the letting, all other items being expressly excluded. The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and cannot verify that they are in working order, or fit for their purpose. The applicant is advised to obtain their own verification.

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SERVICES

Mains drainage water, electricity and gas are available and connected to the property.

EPC Attached.

LEASE TERMS

The property is available for lease by way of a new tenancy to be granted under the provisions of the Landlord & Tenant Act 1954 (Part II) as amended i.e. a Business Tenancy, for a term of 6 years with rent review at the 3rd year of the term at a commencing rent of £14,500.00 per annum (ex).

V.A.T.

We are informed VAT is not applicable in this transaction.

VIEWING By strict appointment only with the sole Agent :-

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

NOTE : The premises are available from 1st November 2019 when the current lease is due to expire.

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