

Redditch - 8/10 Unicorn Hill - Shop Unit To Let

- **Busy Retail Location**
- **Close to main entrance to Kingfisher Shopping Centre**
- **Prominent Frontage**



Location

Located in a busy location in the town centre, close to the main entrance to Kingfisher Shopping Centre. Nearby occupiers include **TSB**, **Pepe's Piri Piri** and **Paddy Power**.

Size

The property is arranged over ground and basement floors with the following approximate dimensions and areas:

Internal Width	38 ft 11 inches	11.85 m
Ground Floor NIA	1,110 sq ft	103.2 sq m
Basement NIA	341 sq ft	31.7 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 23rd June 2024, which includes the sub-let accommodation directly above. Further details available on request.

Planning

The property has planning for Sui Generis use, but should be suitable for Class E uses, subject to planning – if required.

Terms

The property is available via a new sub-lease is available until 1st May 2024, at a rental of £20,000 per year, further details available upon request. Alternatively, a new lease may be available directly from the landlords.

Business Rates

The current Rateable Value for the property is believed to be £17,250.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/39wYVnN9x2MWarA36>

Link to Map / Location

<https://goo.gl/maps/wpHjfB2hvTgLjKdj8>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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