

RETAIL WAREHOUSE TO LET/ASSIGN

REDDITCH RINGWAY
REDDITCH, B98 8DX

LOCATION

Redditch is located in north-east Worcestershire, approximately 17 miles south of Birmingham city centre with a population of approximately 84,300 with a primary catchment of around 189,000 people.

The modern purpose-built fully fitted retail warehouse is prominently located off Redditch Ringway in close proximity to Redditch town centre. The property is situated between the **Kingfisher Shopping Centre** and the **Trafford Retail Park** and there are other national out of town food and non-food retailers represented nearby including **Lidl, Dunelm, Wickes** and **Halfords**.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Ground Floor	10,110 sq ft	939.2 sq m
First Floor	4,465 sq ft	414.8 sq m
Second Floor	773 sq ft	71.8 sq m
Total	15,348 sq ft	1,425.8 sq m

There are approximately 50 car parking spaces within the demise.

TENURE

The property has a passing rent of £146,000 pax, plus VAT, with a lease expiry on 9 November 2029 (subject to a tenant break option in November 2024).

TERMS

Offers are invited for an assignment or underletting of the whole of the premises.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £126,000 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh

Tel: 01603 666630

Email: graham@fdarrah.co.uk

SUBJECT TO CONTRACT

July 2023

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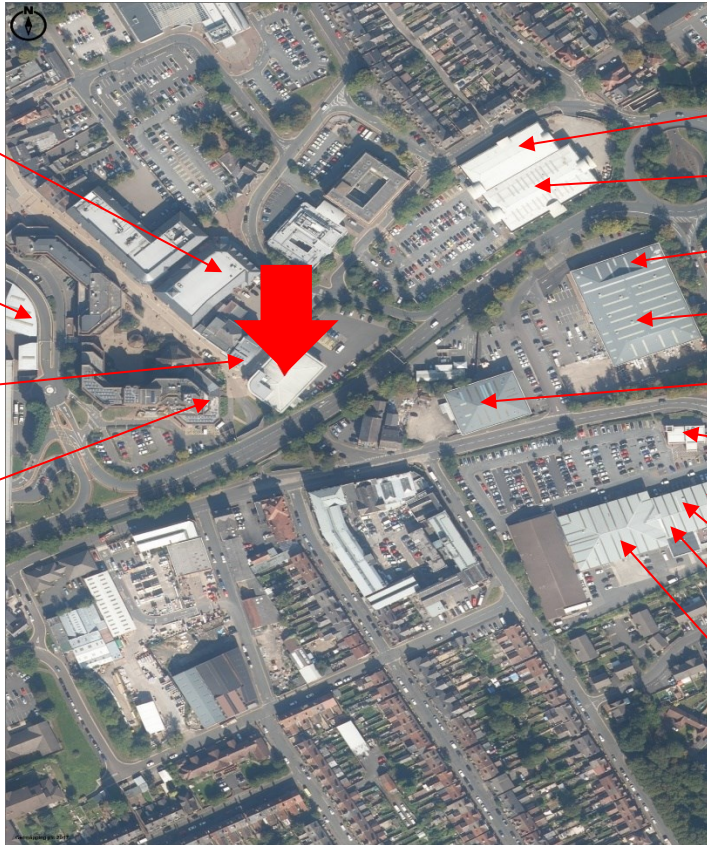
RETAIL

The Quadrant

Kingfisher Shopping Centre

Palace Theatre

Town Hall



Lidl

Dunelm

Bensons for Beds

Wickes

Halfords

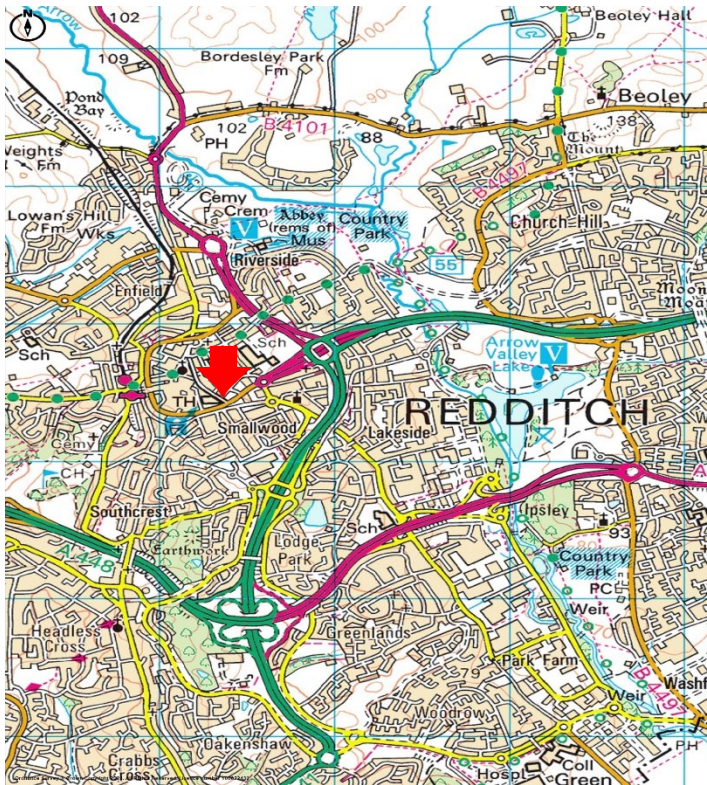
Burger King

Home Bargains

Poundstretcher

Pets At Home

Aldi



Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.