

**Former Wetherspoons - Public House**

**7,339 SQ FT (682 SQ M)**

**Unit 4C, The Quadrant, Alcester Street, Redditch, B98 8AE**



# To Let

- AVAILABLE IMMEDIATELY
- REDDITCH TOWN CENTRE
- FORMER WETHERSPOONS

- TO LET (MIGHT SELL)
- GROUND FLOOR PREMISES
- PROMINENT LOCATION

## LOCATION

Redditch is a town situated in north-east Worcestershire, approximately 15 miles south of Birmingham, 30 miles west of Coventry and 18 miles north of Worcester.

The property occupies a prominent position upon Alcester Street. Alcester Street is a pedestrianised local street and shopping area of Redditch town centre.

The surrounding area is predominantly commercial with nearby occupiers including NatWest, Paddy Power, Caffè Nero, and Dominos.

## DESCRIPTION

The property comprises a ground floor, mid terraced building under a mansard roof. A wrap-around pergola at first floor shelters and external seating area below.

The property comprises a large open plan trading area with services, ventilation making it well suited for use as a bar / restaurant.

## ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 682 sq m (7,339 sq. ft)

## TENURE

The premises are available by way of a new effective Full Repairing and Insuring lease for a term of 3 or more years.

## EPC

Band E (108)

## RENT

£65,000 per annum exclusive of rates, service charge and VAT.

## PRICE

Upon Application.

## RATEABLE VALUE

Rateable Value - £78,000

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

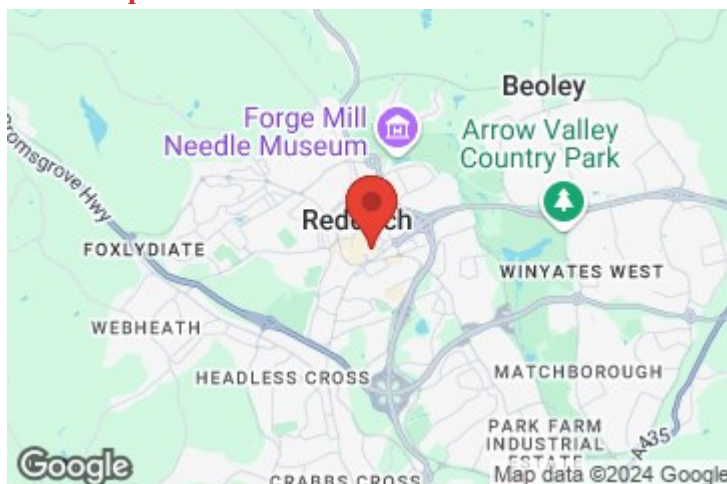
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment via our office on 01527 584242.

Or our Joint Agent Creative Retail.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.