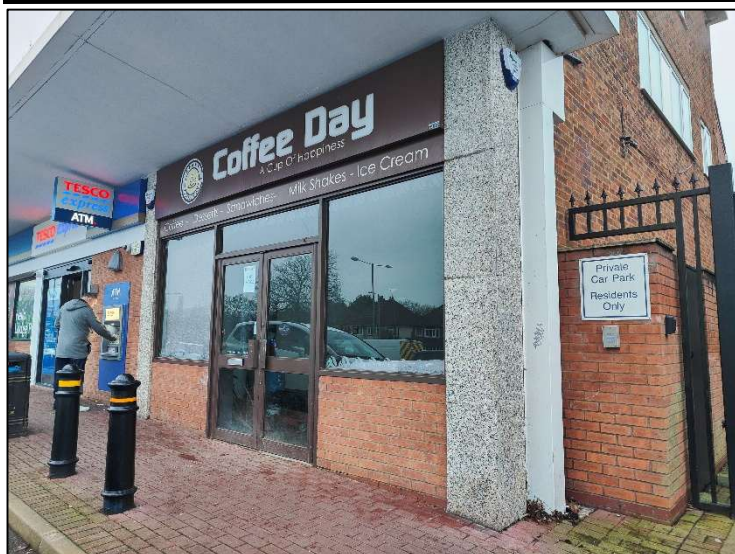


Unit 11 Shakespeare Avenue, Lodge Park, Redditch. B98 7LB

Retail Premises – To Let



LOCATION

The property is situated adjacent to Tesco Express fronting Shakespeare Avenue and Studley Road close to the junction with Barlich Way in a parade of other retail units with other occupiers including Coral and hot food takeaway operators.

DESCRIPTION

The premises comprises a ground floor lock-up shop unit located next door to the trading Tesco Express store. The shop front has centrally positioned entrance door and glazed side display windows above low-level brick elevations. Inside the unit incorporates a suspended tiled ceiling. To the rear is a small storeroom, toilet facility and door to the rear. Note, the rear access is via a shared gated driveway that predominantly provides access to the upper floors' residential accommodation.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Total	56.42 sq m	607 sq ft
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TENURE

The premises are available To Let by way of a new lease for a term of years to be agreed.

RENT

£16,000 per annum, exclusive.

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value currently £14,000 and revised to £12,000 from 1/4/2026

Interested parties should verify this information with the local rating authority.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

C - 69

VAT

All figures quoted are subject to VAT where payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk



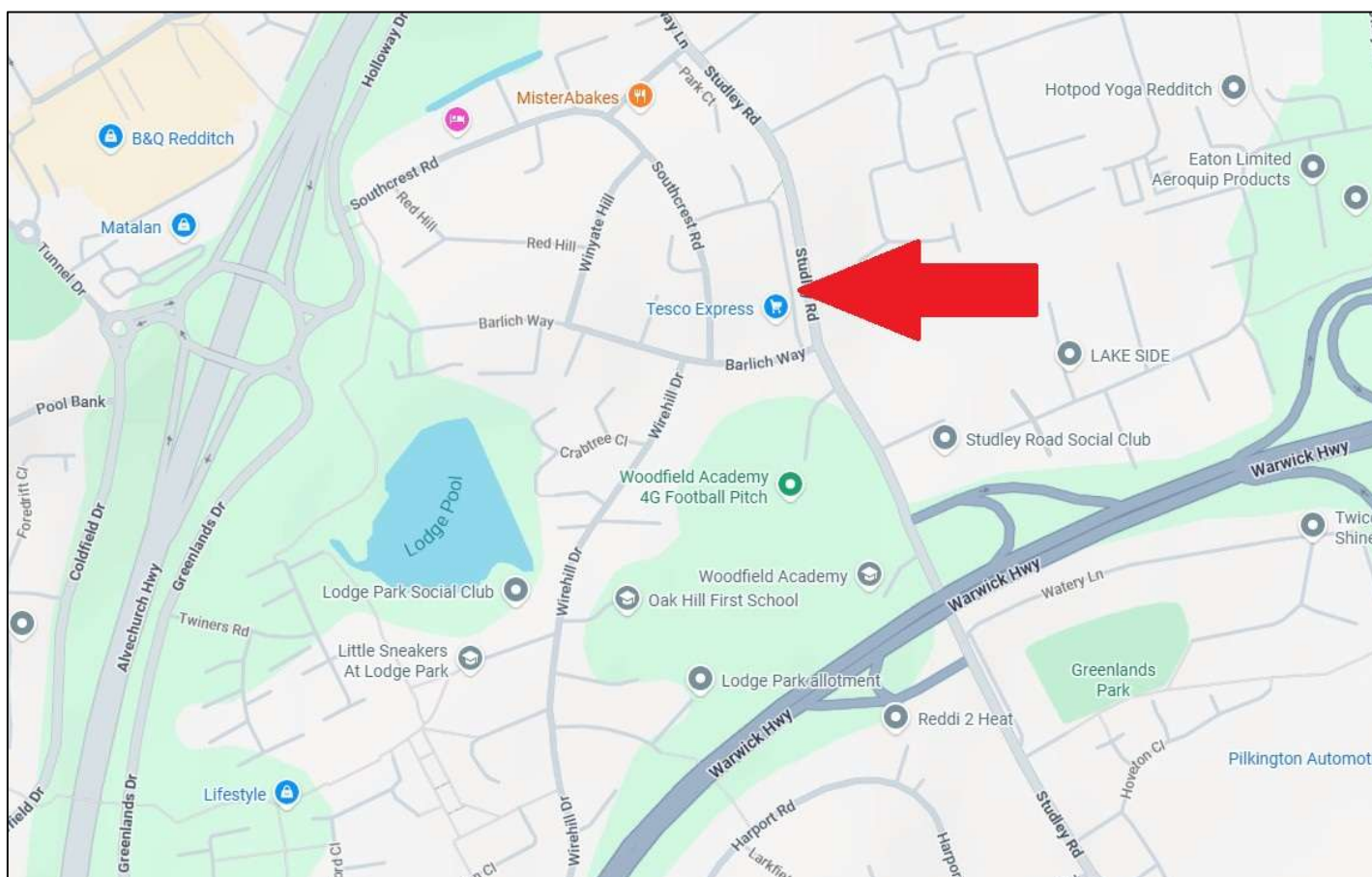
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