

REDDITCH 8 Walford Walk

RETAIL SHOP TO LET



LOCATION

The unit is located within the Kingfisher Shopping Centre which is anchored by **Primark, Debenhams, Marks & Spencer**. Other retailers nearby include **Bank, H&M, Clinton Cards** and **Supercuts**.

ACCOMMODATION

The property is arranged over ground floor only providing the following net internal floor areas:

Floor	sq ft	sq m
Frontage	21 ft 9 in	6.63 m
Ground Floor	1,328	123.4

TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£57,000 per annum exclusive.

RATES

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with Redditch Borough Council on 0152 764 252):-

Rateable Value	UBR (2016/2017)	Rates Payable
£42,000	0.497	£20,874

SERVICE CHARGE

The service charge for 2015 is £10,580 per annum subject to variation.

EPC

Available on request.

LEGAL

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

SUBJECT TO CONTRACT

VIEWING

For further information or to arrange a viewing, please contact sole joint agents **Jackson Criss** on:

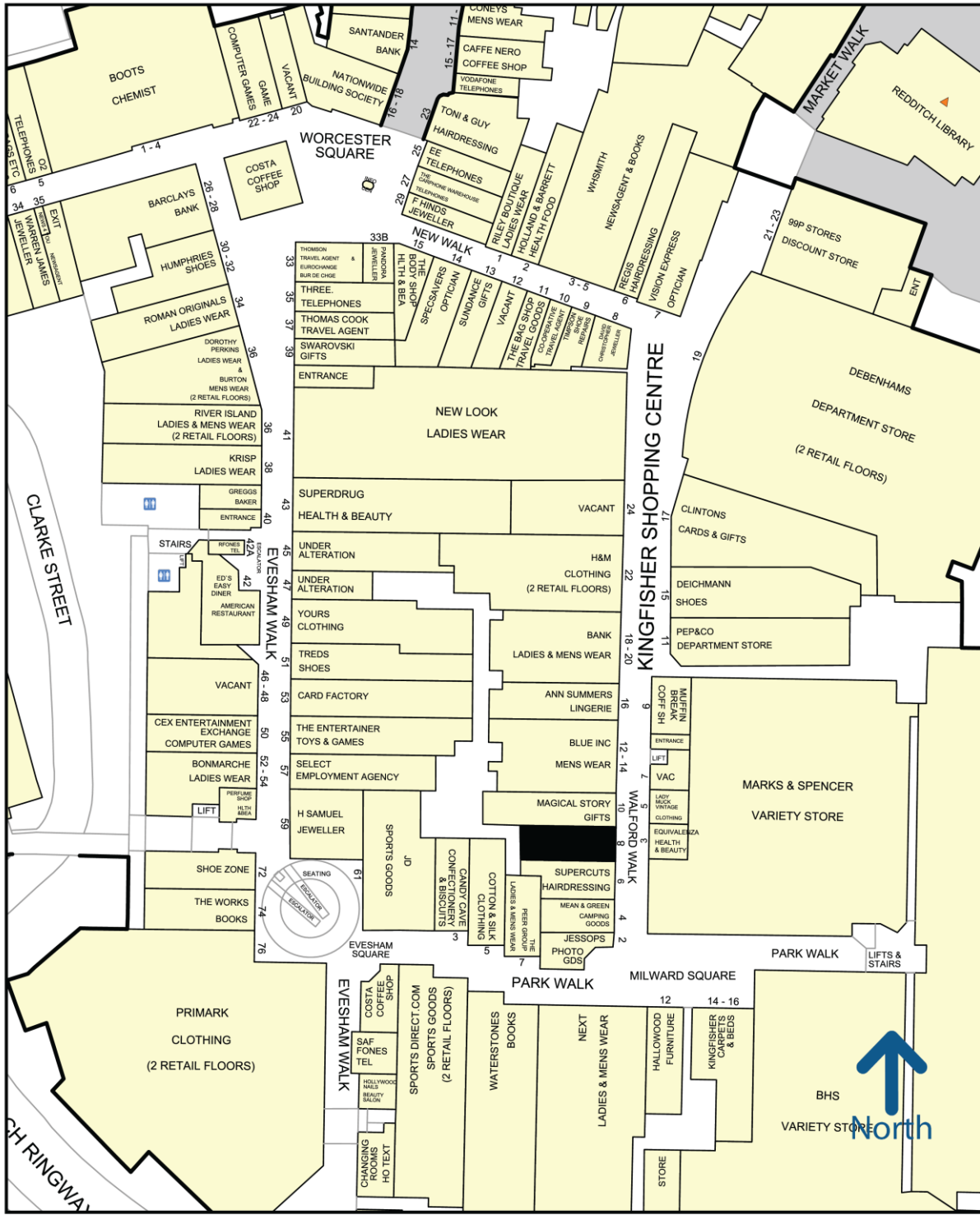
Andrew Criss
020 7637 7100
andrewc@jacksoncriss.co.uk

Simon Carr
020 7637 7100
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Alternatively, please contact Will Thomas or Tom Jamson at KLM Retail on: 020 7317 3700



Redditch



Experian Goad Plan Created: 22/04/2016
Created By: Jackson Criss