

## REDDITCH 4 Walford Walk

## RETAIL SHOP TO LET



### LOCATION

The premises occupy a prime location adjacent to **Marks and Spencer**. Close to other multiple retailers such as **Next**, **Waterstone's**, **Sportsworld** and **Primark**.

### ACCOMMODATION

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

Remote storage can be made available. Further details are available upon request.

Floor	sq ft	sq m
Frontage	23 ft 0 in	7 m
Ground Floor	958	89

### 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

£50,000 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
£30,500	0.497	£15,158

### SERVICE CHARGE

The service charge for 2016 is £6,014 per annum.

### 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](mailto:andrewc@jacksoncriss.co.uk)

**Simon Carr**  
020 7637 7100  
[scarr@jacksoncriss.co.uk](mailto:scarr@jacksoncriss.co.uk)

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



Redditch

jackson  
criss

