

## REDDITCH 7 Park Walk

### RETAIL SHOP TO LET



#### LOCATION

The premises occupy a strong trading location opposite **Sportsworld**, **Waterstone's** and **Next**. The Mall is anchored by **Marks & Spencer** and **Primark**.

#### ACCOMMODATION

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

Floor	sq ft	sq m
Internal Width	23 ft 7 in	7.20 m
Shop Depth	55 ft 6 in	16.91 m
Ground Floor	1,209	112.4

#### 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

£56,000 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
£48,500	0.497	£24,104

#### SERVICE CHARGE

The service charge for 2016 is £10,006 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:

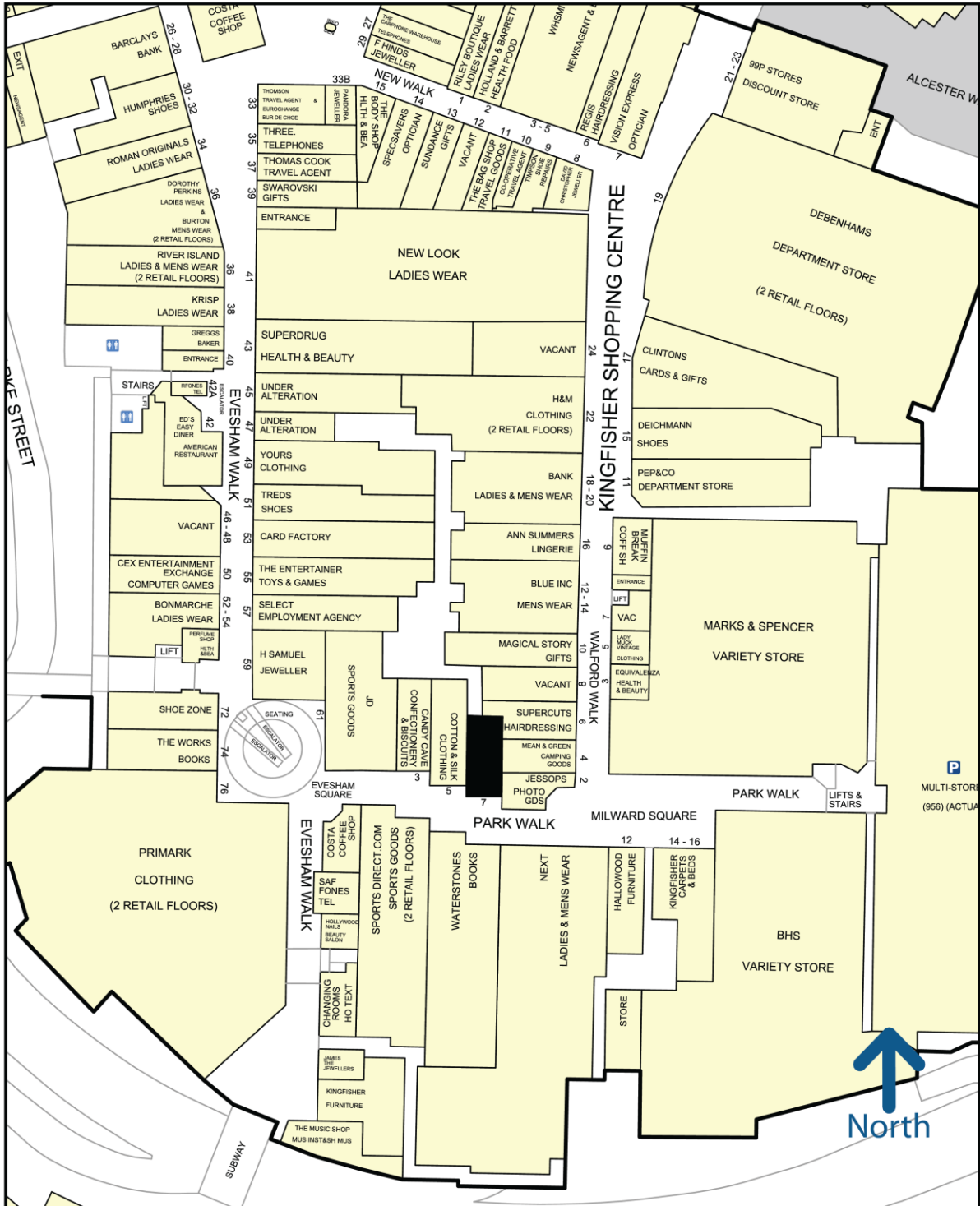
**Andrew Criss**  
020 7637 7100  
andrewc@jacksoncriss.co.uk

**Simon Carr**  
020 7637 7100  
scarr@jacksoncriss.co.uk

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



Redditch



50 metres

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

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