



### Location

Comprising of 1 million sq ft of retail and leisure space, Kingfisher Shopping Centre, Redditch benefits from an annual footfall in excess of 9.6 million.

Major stores include Debenhams, Primark, Next, H&M, TK Maxx and The Range.

Leisure anchors include Vue Cinema, 360 Play, Nando's, Prezzo and Real China.

The subject property is located on Walford Walk which links Debenhams to Next and is in close proximity to the new The Range store.

### Accommodation

Ground Floor	1,328 sq ft	123.42 sq m
<b>Total</b>	<b>1,328 sq ft</b>	<b>123.42 sq m</b>

### Lease Term

The property is available on a new lease on terms to be agreed.

### Rent

£55,000 per annum exclusive.

### Rates

Rateable Value	£26,250
UBR	0.480 (2018/19)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Service Charge

£11,561 (2018).

### Energy Performance Certificate

Available upon request.

### Costs

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

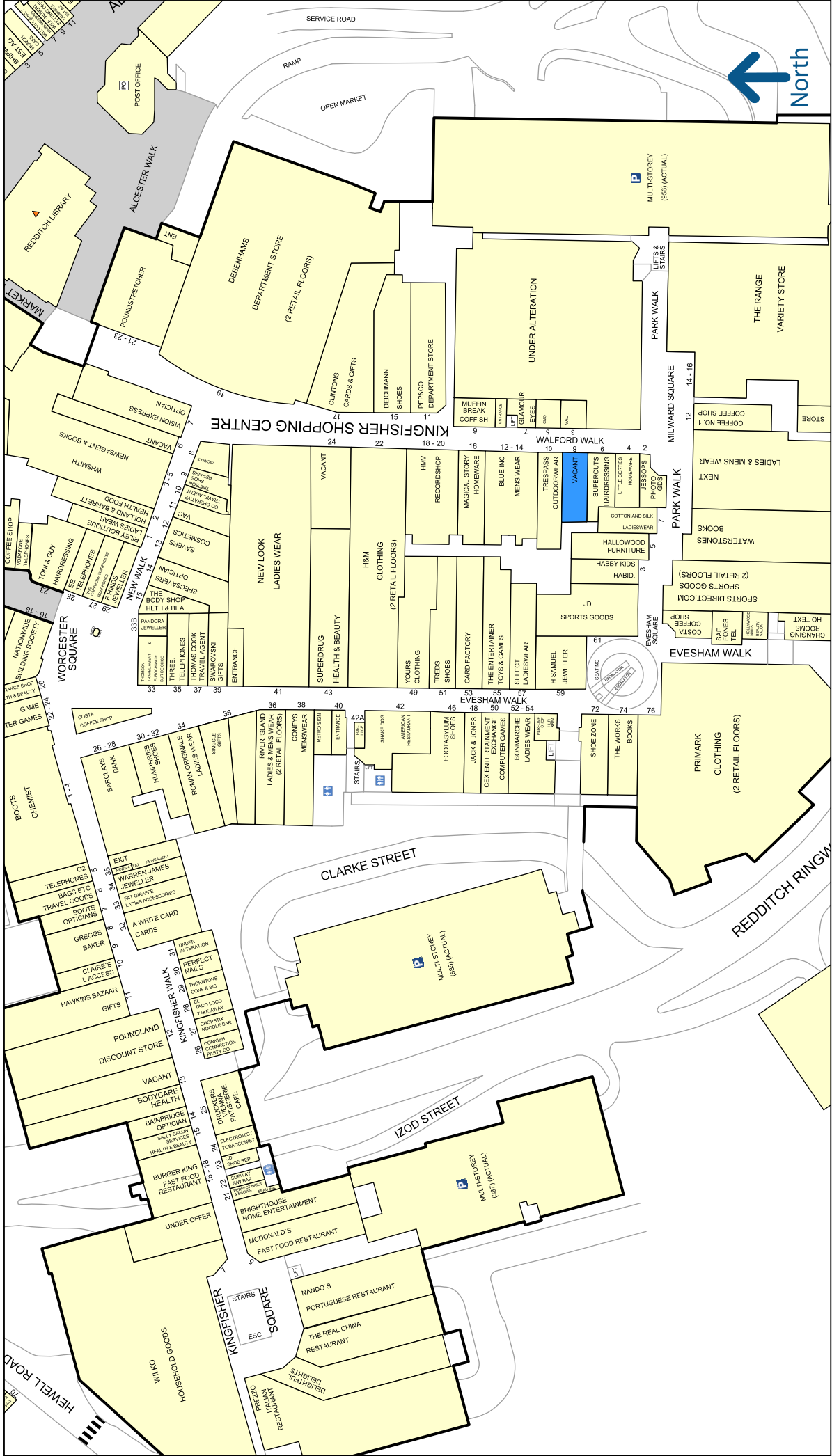
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