

9 WALFORD WALK, KINGFISHER SHOPPING CENTRE, REDDITCH

Long Leasehold or Leasehold Available

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LOCATION

The premises is situated in a prime location on the corner of Milward Square, adjacent to one of the Shopping Centres main car parks. Retailers in close proximity include **The Range, Next, Waterstones** and **Coffee No 1**.

ACCOMMODATION

The property is arranged over three floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor Sales	22,914	2,128
First	23,718	2,203
Second	8,207	762
Total	54,839	5,093

*The property is available as a whole or on a split.

TENURE

The premises is available on a Long Leasehold basis (due to expire 2080) with full Vacant Possession.

Alternatively, the premises is available on a new lease basis on the whole or part.

RENT

Please note there is no rent payable on the Long Leasehold.

Offers invited



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RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £410,000 pa

UBR Rate (2018/19): 49.3p

Rates Payable: £202,130 pa

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

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

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Ben Chislett

bchislett@savills.com

020 7409 8153

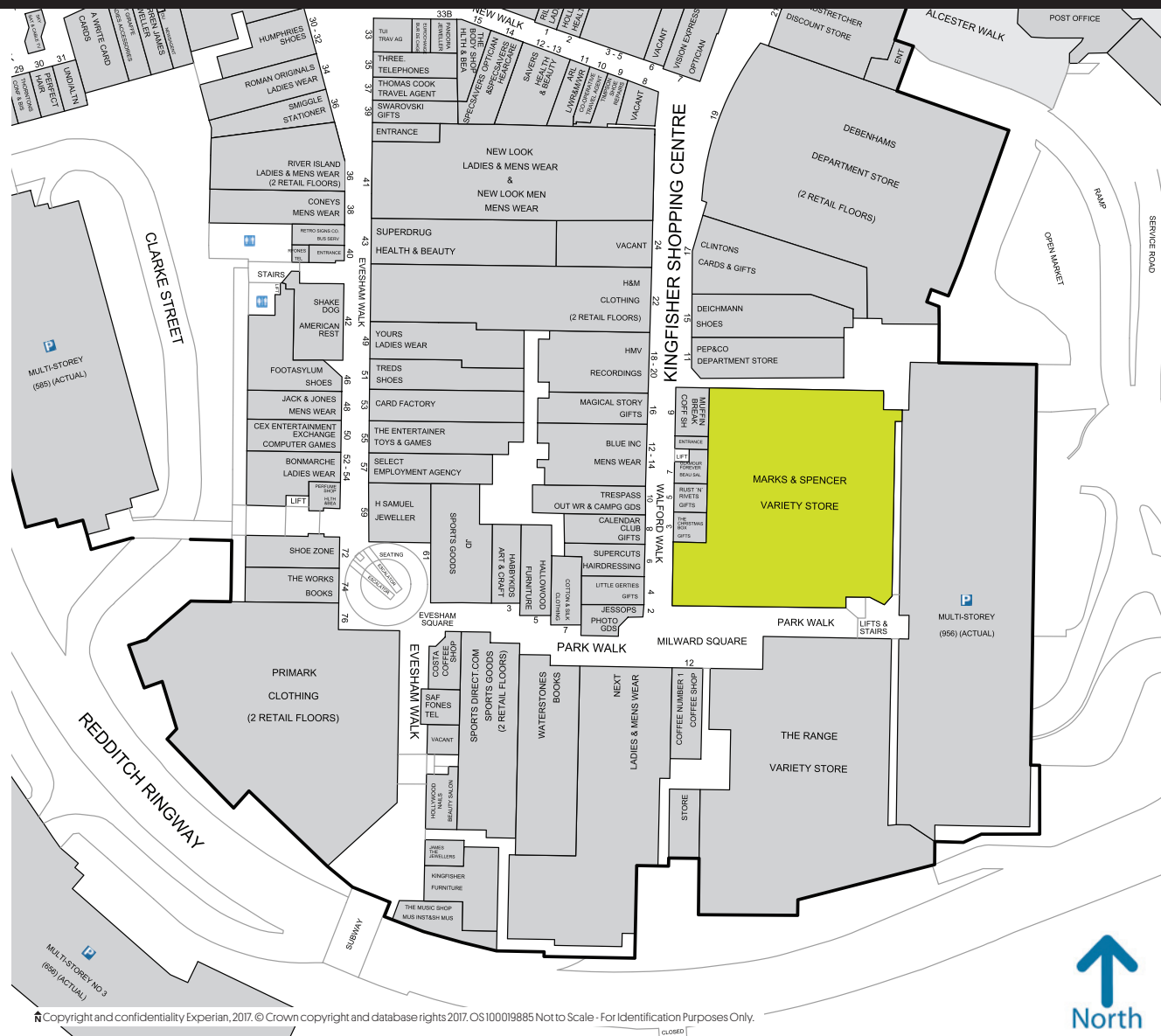
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