

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

RETAIL/OFFICE PREMISES

**19A MOUNT PLEASANT, REDDITCH,
WORCESTERSHIRE, B97 4JA**



461 SQ FT (42.8 SQ M)

- SELF-CONTAINED
- START UP OPPORTUNITY
- MODERN PREMISES
- FLEXIBLE TERMS

■
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Location

The property is situated in a prominent location on the corner of Mount Pleasant and Beaufort Street in Redditch. Within close proximity is Kingfisher Shopping Centre which provides a variety of national retailers and banks. Redditch Train Station is located approximately a 10 minute walk away. Birmingham is situated approximately 15 miles North of the premises.

Description

The property is a single storey building of traditional brickwork construction with predominantly pitched slate roofs. The self-contained available accommodation is on the ground floor and benefits from lino flooring, suspended ceilings incorporating LED lights, power points & WC facilities.

Accommodation

19a Mount Pleasant	SQ FT	SQ M
Ground Floor	461	42.8
TOTAL	461	42.8

Planning

Interested parties should contact Redditch Borough Council Planning Department on 01527 881 770.

Services

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Energy Performance Certificates

Details available upon request.

Tenure/Rent

The property is available at a rent of £5,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £3,950. Rates payable will be in the region of £1,892.05 per annum.

Interested parties are advised to make their own enquiries to Redditch Borough Council on 01527 534 023.

VAT

We understand that the property is not elected for VAT.

Legal Costs

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

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

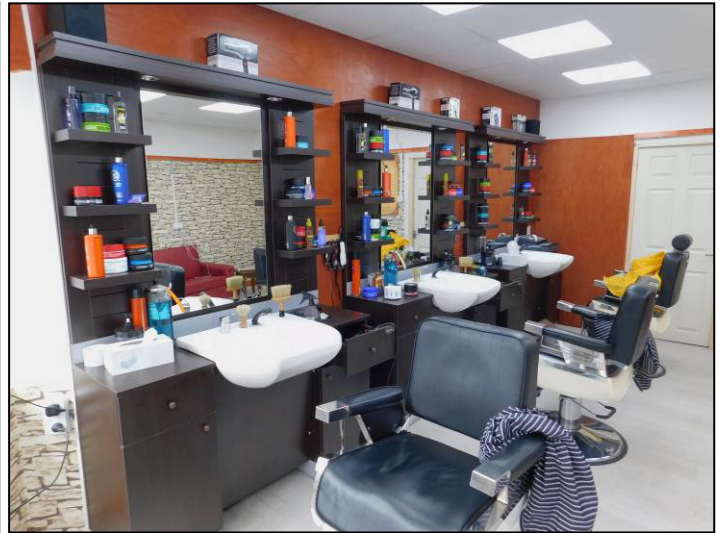
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