



Unit 1 Haydon House
Alcester Road, Studley, B80 7AN

Retail / Office Unit

582 sq ft
(54.07 sq m)

- Prominent Position
- Ground Floor
- Self-Contained
- 2 Car Parking Spaces
- Available Immediately
- Versatile Accommodation

Summary

Available Size	582 sq ft
Rent	£10,000 per annum
Business Rates	£7,900 - 100% Small Business Rate Relief Potentially Available
Service Charge	£758.33+VAT (2026)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Property fronts onto Alcester Road (A435) which links Birmingham and the M42 to the north.

Studley is situated just south-east of Redditch Town Centre, on the A435 Alcester Road, and is within easy access of the M42/M40/M5 Motorways.

Description

Haydon House is a detached 3-storey building incorporating Retail Units at Ground Floor level with Office and Residential accommodation above.

The Property benefits from car parking to the front and rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail / Office	582	54.07	Available
Total	582	54.07	

Accommodation

Retail area measures 17'6" by 14'8" overall, with display window to the car park. Fluorescent lighting and close-fitted carpets are installed. In addition, there is a single WC.

The Net Internal Area (NIA) extends to approximately 582 sq ft (54 sq m).

Rent

£10,000 per annum (+VAT)

Tenure

New lease for 3 or more years.

Rateable Value

£7,900 - 100% Small Business Rate Relief Potentially Available.

EPC

TBC

Services

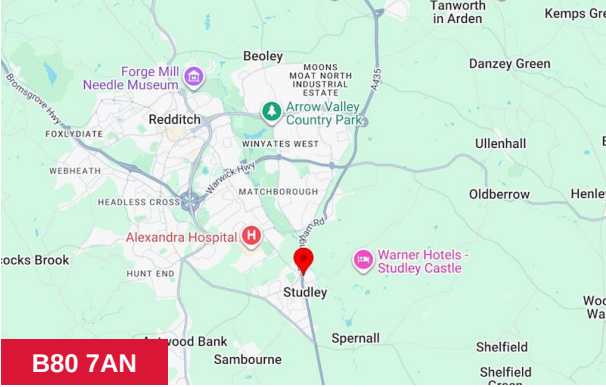
Mains electricity, water, drainage and gas are available.

Legal Fees

Each party to bear their own fees.

Viewing

Strictly by appointment with our office - 01527 584 242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk

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