



**7**

**Church Road, Redditch, B97 4AD**

## **Town Centre Office**

**3,986 sq ft**  
(370.31 sq m)

- For Sale or To Let
- Character Property
- Close to Church Green
- Two-Storey Office
- Available August 2026

## Summary

Available Size	3,986 sq ft
Rent	£27,500 per annum
Price	Offers from £325,000
Rateable Value	£23,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

The Property comprises a two-storey Grade II Listed Office premises, which was built approximately 150 years ago. The Property is of traditional masonry construction, with ridged and pitched tiled roofs to the majority and a flat roof to part. The windows are predominantly timber-framed single-glazing.

Internally, the Property is well maintained throughout, with good quality floor coverings and lighting, although it would benefit from modernisation.

The Gross Internal Area (GIA) of the Property extends to approximately 5,739 sq ft (533 sq m).

## Location

The Property fronts onto Church Road, which links to Church Green, the commercial heart of Redditch Town Centre. Church Road forms part of the traditional Business District and is conveniently accessed from Redditch Ringway.

The Property benefits from plenty of on-street and off-street car parking within close proximity, as are Redditch Train and Bus Stations.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,116	196.58	Available
1st	1,870	173.73	Available
<b>Total</b>	<b>3,986</b>	<b>370.31</b>	

## Tenure

The Property is available For Sale at an Asking Price of £325,000.

Alternatively by way of a New Business Lease for a term of 3 or more years, at an Asking Rent of £27,500 per annum.

## Legal Fees

Each party to pay their own fees.

## Services

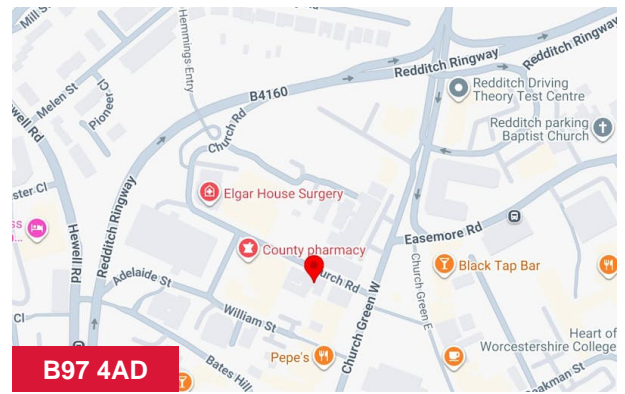
All mains services are available.

## Viewing

Strictly by appointment with our Reception on 01527 584242.

## Rateable Value

£23,250



## Viewing & Further Information



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