



89 Mason Road
Redditch, B97 5DQ

**Ground Floor Flat with Self
Contained 2-Bed Apartment**

411 sq ft
(38.18 sq m)

- Established neighbourhood location
- NIA 411 sqft.
- Air-conditioned & LED lighting
- Spacious self-contained 2 bedroom flat
- New Lease available

Summary

Available Size	411 sq ft
Rent	£15,900 per annum
Rateable Value	£6,300
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a two storey, mid terrace retail unit arranged as follows:

Ground Floor

- (a) Main Retail area with frontage to Mason Road measuring 6.1m x 6.8m overall - creating some 404 sqft.
The area benefits from double glazed display window, LED lighting, air-conditioning and store.
- (b) Kitchenette - 60 sqft.
The net internal floor area is some 411 sqft.

First Floor

- Ground floor rear entrance lobby provides access to staircase leading to first floor landing off which opens:
- (c) Fitted kitchen.
 - (d) Spacious lounge measuring 4.0m x 3.6m
 - (e) Single bedroom
 - (f) Bathroom.
 - (g) Double bedroom with fitted wardrobes.
- The flat has recently been refurbished and benefits from heating and lighting throughout.

Outside the premises are built flush with the pavement and there is a secure rear yard.

Location

The property is located on a popular neighbourhood terrace of retail units on Masons Road in Headless Cross. The property is approximately 1.6 miles from Redditch Town Centre.

Rent

£15,900per annum exclusive (no VAT)

Our Clients will give consideration to the ground floor being let separately at a rent of £7500pa.

Tenure

A new lease for a term of 3 or more years.

Rateable Value

Ground Floor £6300 (April 2026). Potentially qualifies for 100% Small Business Relief.

The First Floor is placed in Band A for Council Tax purposes.

EPC

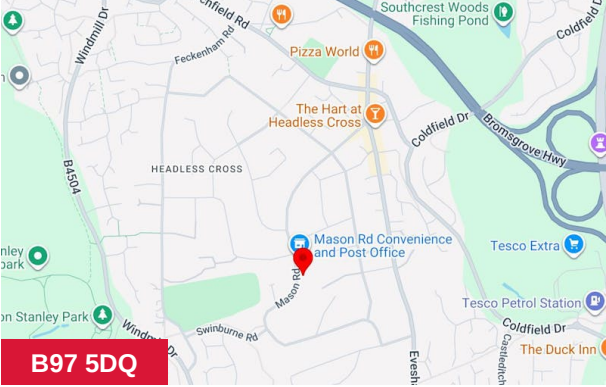
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Legal Fees

Each Party to bear their own fees.

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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