

## TO LET Retail Unit

Unit 1 Abbey Retail Park  
Redditch, B97 6RF

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E(a)
- ❑ Circa 150 parking spaces
- ❑ Size – 9,987 sq ft

### Contact

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## Location

Redditch is a town within the south east of Worcestershire. Located approximately 15 miles south of Birmingham and 28 miles south west of Coventry. The town offers good transport links with the A441 and A448 surrounding it and then also the railway station within the centre.

Nearby occupiers include **Sainsbury's, B&M, Timpson's, Sainsbury's Bank, Premier Inn and Beefeater.**

## Accommodation

The premises are arranged over ground floor providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	928	9,984
<b>Total</b>	<b>928</b>	<b>9,984</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy Performance Asset Rating – C-55. A certificate can be made available.

## Planning

The premises falls within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

Interested parties should carry out their own due diligence in this regard.

## Terms

Available by way of an assignment of the existing lease due to expire on 30/08/2025.

## Tenure

£180,000 per annum.

## Service Charge

£10,776 per annum.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the property is £141,000.

The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

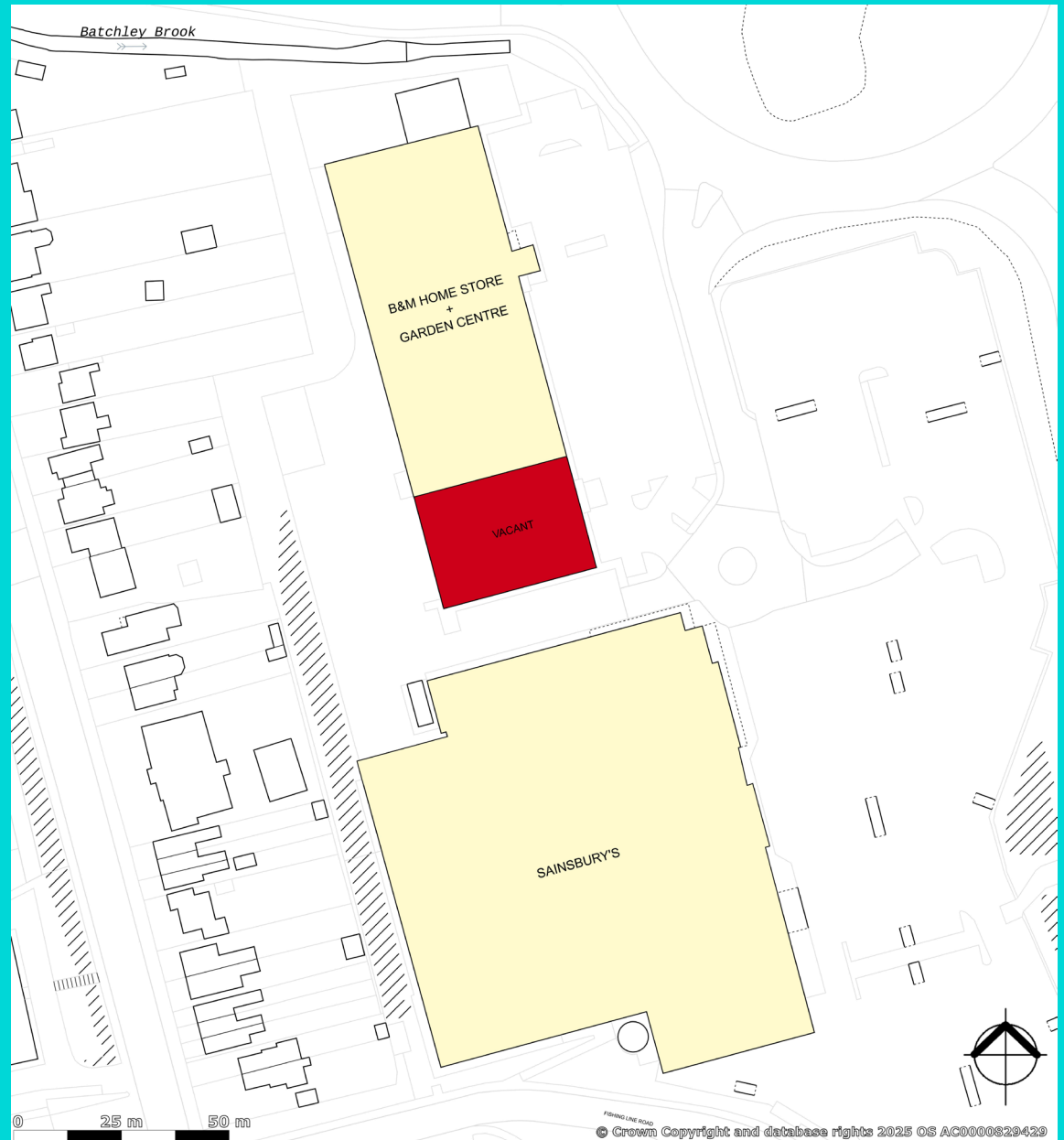
## Viewing

Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

## [Sainsbury's Property Disposals](#)



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