

# TO LET



## D1 CONSULTING ROOMS OR OFFICES (SUBJECT TO PLANNING) 15 WILLIAM STREET, REDDITCH, B97 4AJ



### LOCATION

The premises are located in Redditch Town Centre, just off Church Green West. The property is above Lloyds Pharmacy, opposite the Dow Surgery and close to Co-Op Funeral.

### DESCRIPTION

The premises were previously used as a medical centre/clinic but are suitable for many other uses, subject to planning consent. The property is currently divided into individual consulting rooms but can be cleared to create an open plan space. There are excellent multi-storey parking facilities nearby.

The premises would suit consulting rooms, nursery, dental practice or other office uses subject to planning.

### ACCOMMODATION

Approximate area is detailed below:

APPROXIMATE GROSS INTERNAL AREA 2125 sq ft 197 sq m

### LEASE

A 10 year fully repairing and insuring lease is available within the Landlord & Tenant Act 1954, but shorter leases outside this Act (without automatic right to renewal upon expiry) may be considered.

### RENTAL

£25,000 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £12,750

Rates Payable 2018-2019: £6,120

Please contact the Local Authority for further information.

### PLANNING

Planning consent was granted on 28 September 2009 for a change of use from A1 (Retail) to D1 (to include Sub A1 Retail Optician)

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 51 (Band C). A copy of the certificate is available upon request.

### BUILDING INSURANCE

The tenant is to be responsible for the payment of building insurance, which for the current year is £208.95.

### SERVICE CHARGE & INSURANCE

The tenant will be liable for the payment of a service charge.

### LEGAL COSTS

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

### VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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