

TO LET



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.

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

ACCOMMODATION

Approximate area is detailed below:

FIRST FLOOR

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

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£8,800**

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 & SERVICE CHARGE

The tenant will be responsible for a contribution towards the building insurance. Currently this will be approximately **£200** per annum. The tenant will be liable for the payment of a service charge.

LEGAL COSTS & VAT

Each party are to be responsible for their own legal costs incurred in this transaction. We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries

VIRTUAL TOUR

Please click on the following links:

Internal: <https://youtu.be/YMladS388zQ>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.