

# TO LET



## FORMER KFC

UNIT 19 KINGFISHER SQUARE, KINGFISHER SHOPPING CENTRE, REDDITCH, B97 4EY



### LOCATION

The premises are well located within the Kingfisher Shopping Centre. The unit is adjacent to **Burger King** and **Wilko**, directly opposite **McDonalds** and close to **Nandos**, **Prezzo**, **Subway**, **Bodycare** and **Poundland**

### DESCRIPTION

The premises comprise a former restaurant.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

TOTAL FLOOR AREA	2480 sq ft	230 sq m
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### LEASE

The property is held on a 20 year lease from 4.1.2019, subject to 5 yearly rent reviews. The lease contains tenant break clauses on 4.1.2029 and 4.1.2034

### RENTAL

**£80,000** pa (exclusive of rates). The existing tenants will consider a rental subsidy /incentives.

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£82,500**

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 66 (Band C). A copy of the certificate is available upon request.

### SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge, which is currently **£21,063** per annum plus VAT.

### LEGAL COSTS

Each party is 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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/mcNj1Jc7Tis>

Internal Video - [https://youtu.be/sYdMGT01r\\_o](https://youtu.be/sYdMGT01r_o)

### VIEWINGS

Strictly by prior appointment with **AMT Commercial** on 01527 821 111

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