

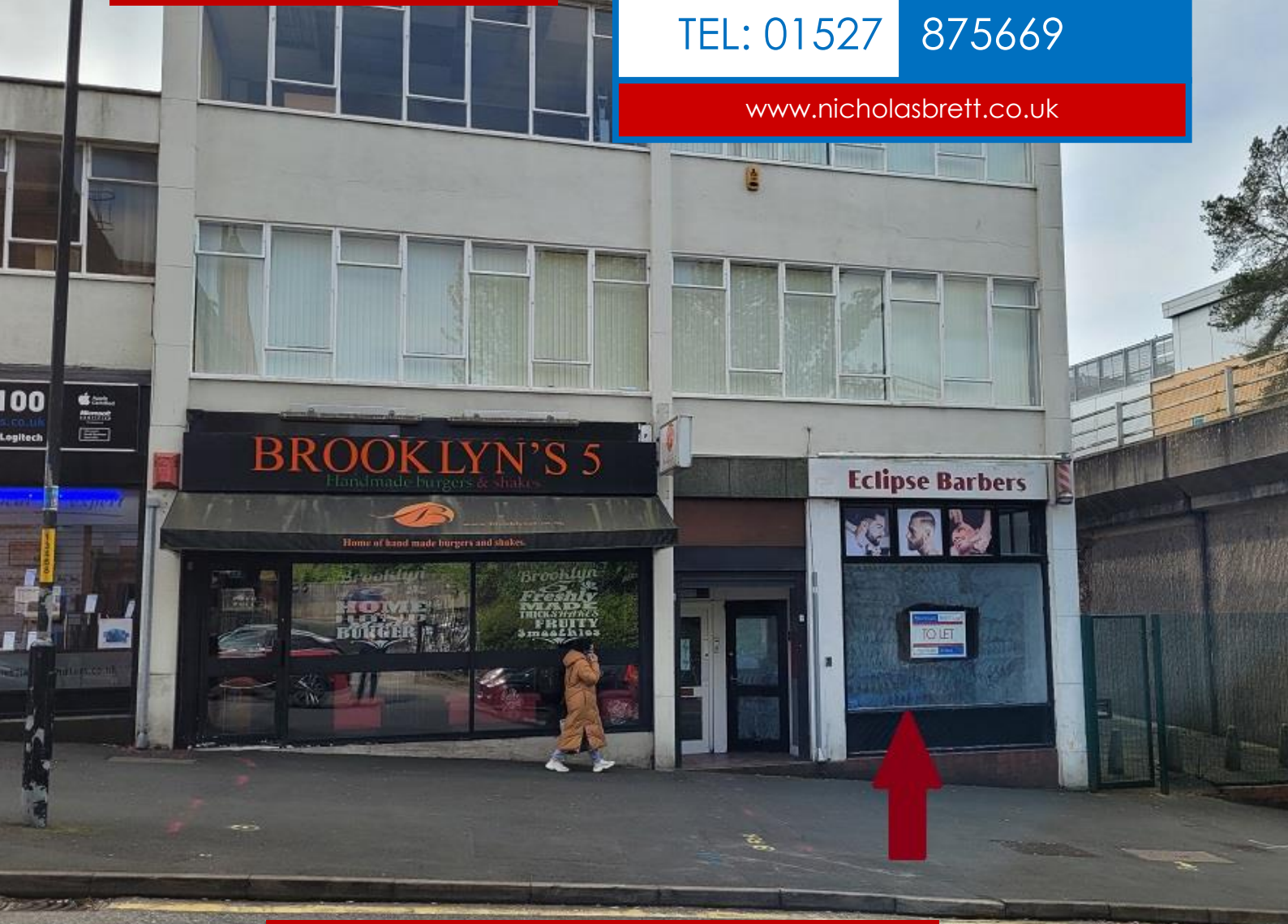
**Shop
To Let**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



**43, Unicorn Hill,
Redditch B97 4QR**

- Very prominent Town Centre position
- Close to Kingfisher Shopping Centre and Market Place
- Sales Area: 269 sq ft (25 sqm)
- 100% Small business rates relief – subject to eligibility

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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Location

The property is situated in the popular Unicorn Hill parade on the edge of the main shopping area and close to the Kingfisher Shopping Centre.

Occupiers close by include Cash Converters, William Hill, West Bromwich Building Society, and Royal Enfield Public House (J D Wetherspoon).

The Town's main Bus Station and Railway Station are within 100 yards together with a Taxi Rank to the front. Parking is available close by.

The Local Authorities have announced improvements to Unicorn Hill including the provision of new limited waiting car parking during the day close to this property. See page 4 of this brochure for further details.

Description

The property comprises of a ground floor retail unit with a rear staff room & WC.

It is currently fitted out as a Barbers including Sinks and other fixtures and fittings.

The Shop may be suitable for other uses, subject to the usual consents.

Please note that Hot Food use, either as a Restaurant or Takeaway, will not be permitted.

Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width (front):	14'0"	(4.26m)
Shop Depth:	20'8"	(6.29m)
Ground Floor Sales:	269 sq ft	(25 sq m)
Staff Room & WC		

Energy Performance Certificate (EPC)

The property has a rating of 121 (Band E).

Lease

The property is available on a new lease upon terms to be agreed.

Rent

£7,500 per annum exclusive.

VAT

VAT will be charged on the rent.

Rating Assessment*

Rateable Value: £5,100*

***The property may qualify for 100% small business rates relief.**

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Video Tour

Click [here](#) for an external and internal YouTube Video Tour Link.

Subject to Contract July 2024 (revised)

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.



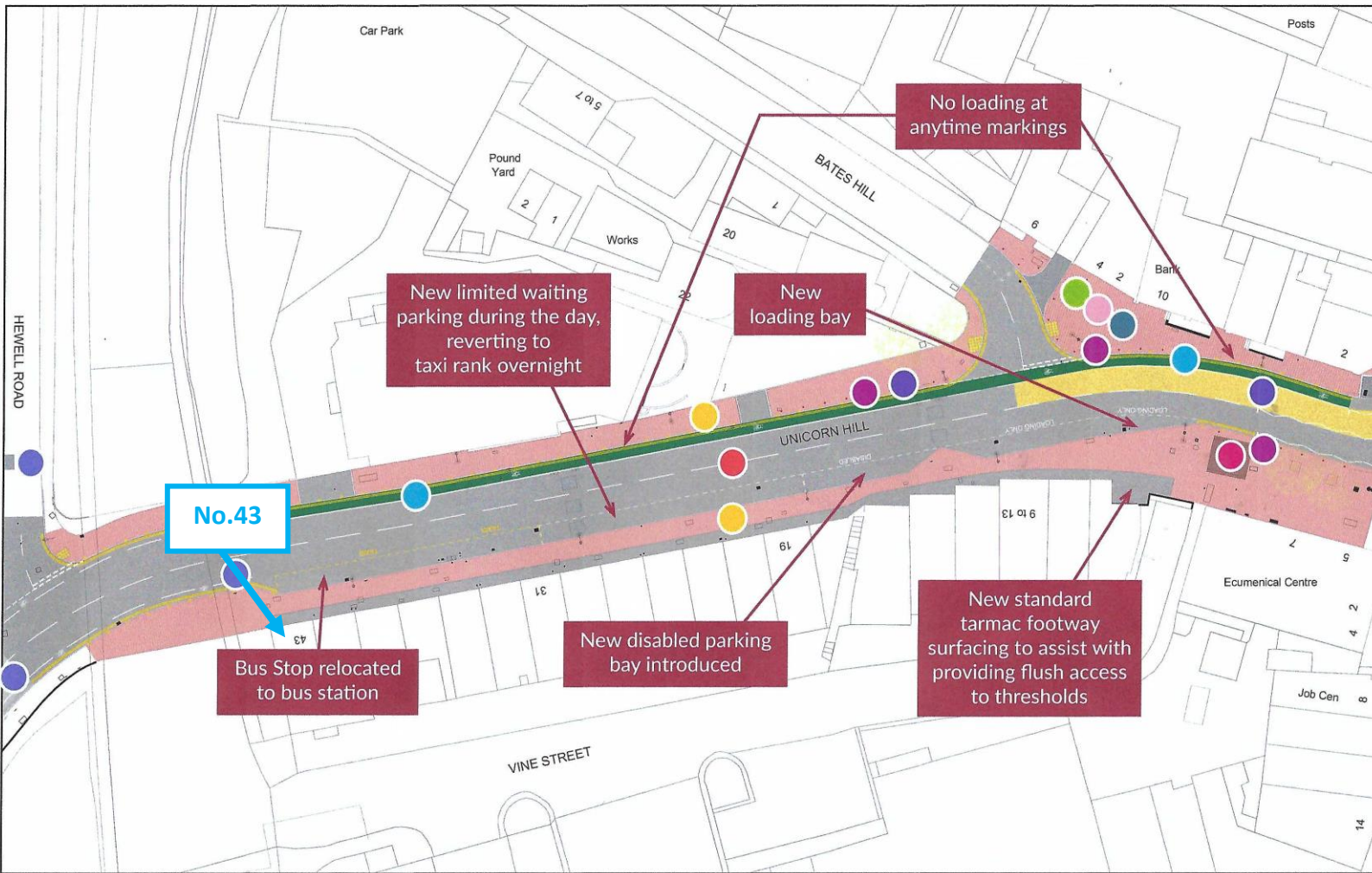
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Unicorn Hill



“Current improvement work in Redditch Town centre

Earlier phases have already been delivered in Alcester Street and Market Place.

This final and third phase of improvements form part of the Redditch Transport Strategy outlined in the current Worcestershire Local Transport Plan 4 (LTP4) supporting regeneration and economic growth.

Public space upgrades will focus on:

- **Unicorn Hill**
- Church Green West and
- St Stephen’s churchyard

The scheme will deliver a high-quality public realm using sustainable, maintainable and appropriate surfacing materials which will complement the surrounding space and could extend to replacement LED street lighting.

Construction is planned for late summer and autumn 2024.”

Source: [Redditch town centre improvements | Worcestershire County Council](#)