

**To Let
First & Second
Floors**

NICHOLAS BRETT & CO

Chartered Surveyors

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**41/43, Unicorn Hill,
Redditch B97 4QR**

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

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- **Very prominent Town Centre position**
- **First & Second Floor Offices/Storage/Retail/Leisure/Medical (subject to the usual consents)**
- **Separate Ground Floor entrance (off Unicorn Hill) & rear entrance**
- **Rear servicing and 4 car parking spaces**

Location

The Offices are situated in the popular Unicorn Hill shopping 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.

Limited waiting car parking is available on Unicorn Hill close to the property.

The Town's inner ring road is adjacent which the rear and side of the property overlooks.

Description

The property comprises of a ground floor entrance and hallway from Unicorn Hill with stairs leading to the first floor which is currently arranged to provide a large open-plan office area with 3 integral separate glazed offices. There is also a kitchen and Ladies WC.

A hallway provides direct access to the rear car park which provides space for 4 vehicles.

Upon the second floor there are 3 further large rooms, and adjacent to which there is a kitchen/utility and separate W.C. Off the central landing is a Gents W.C.

Accommodation

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

First Floor:	1,365 sq ft	(127 sq m)
Second Floor:	1,262 sq ft	(117 sq m)
Total:	2,627 sq ft	(244 sq m)

Energy Performance Certificate (EPC)

The property has a rating of 119 (Band E).

Lease

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

Rent

£14,500 per annum exclusive.

VAT

VAT will be charged on the rent.

Rating Assessment

Rateable Value (First Floor):	£13,500
Rateable Value (Second Floor):	£9,200

Details obtained online at:

<https://www.gov.uk/introduction-to-business-rates>

This information should be verified by the new occupier together with details of amounts payable and if any rates relief is available.

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.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Video Tour

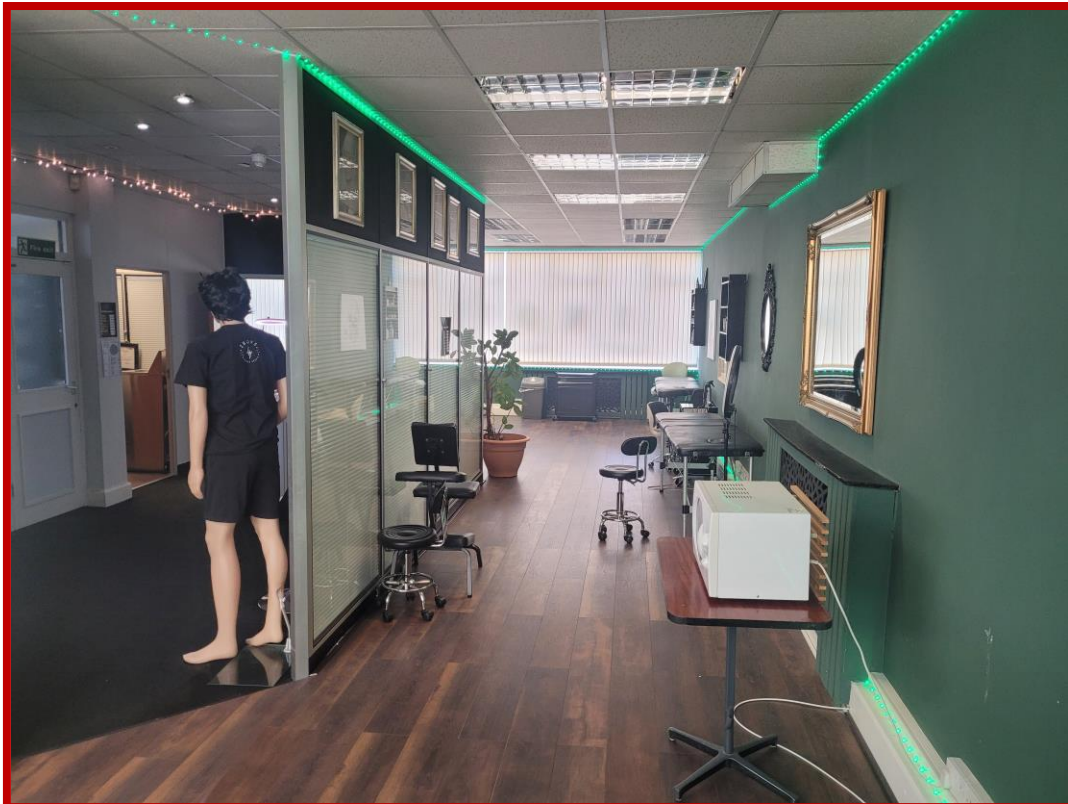
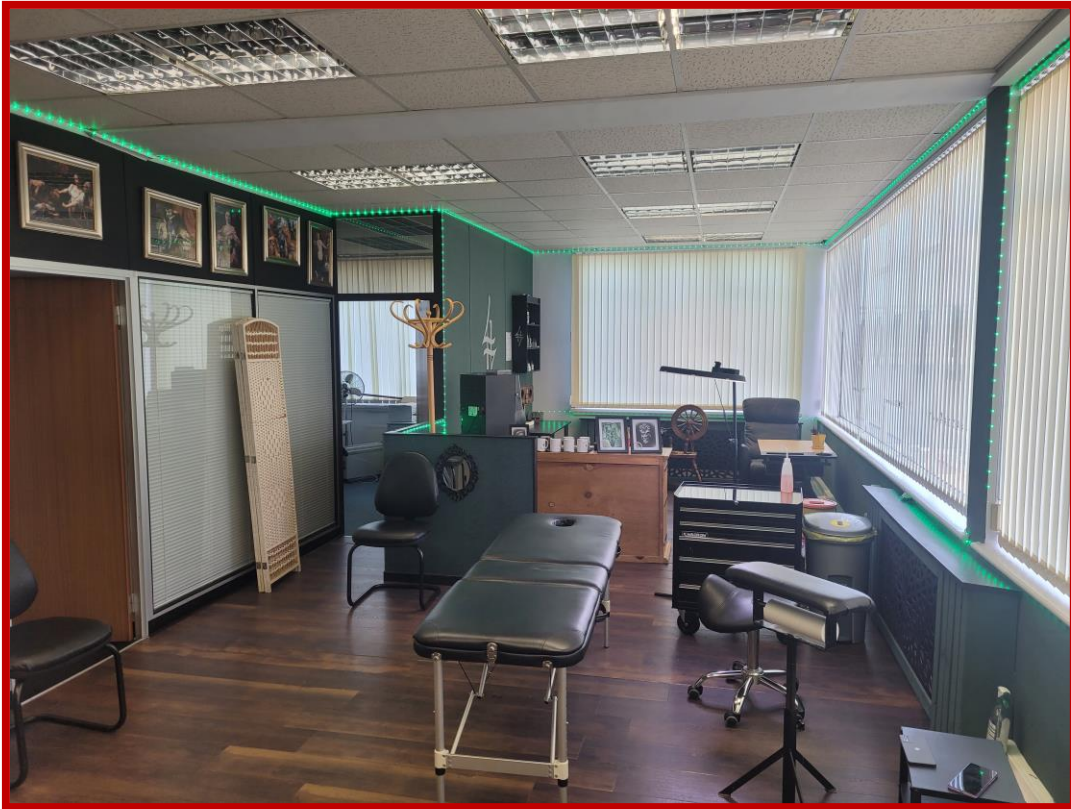
Click [here](#) for External You Tube Video Tour Link

Subject to Contract - April 2026



Internal Photos

– Taken whilst former tenant still in occupation – items may be removed

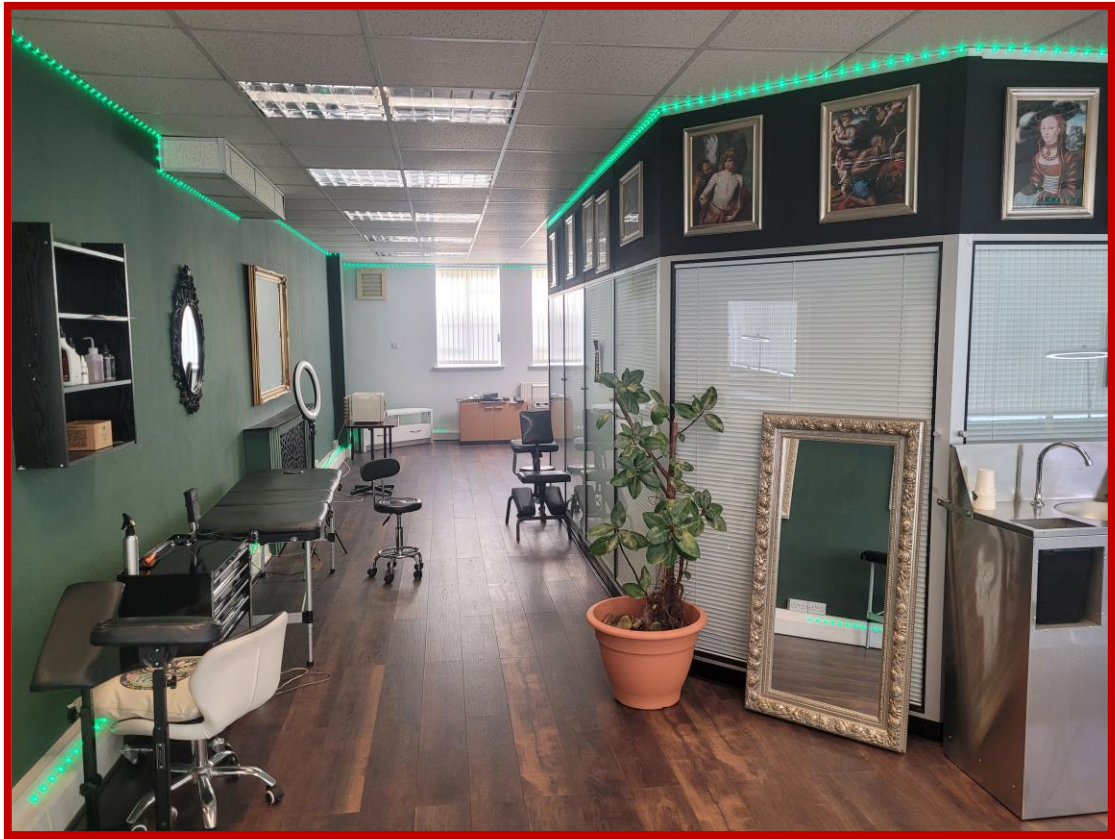


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