






## WAREHOUSE WITH TRADE COUNTER



9, Brook Street, Redditch

- |   |                             |
|---|-----------------------------|
|  Richard Johnson                    | • 8,455 sq ft (785.78 m2)   |
|  Sephie Portwood                    | • 6 Miles to M42 at Hopwood |
|  01789 415628                       | • Trade Counter             |
|  richard@westbridgecommercial.co.uk | • Warehouse with Mezzanine  |
|  www.westbridgecommercial.co.uk     | • £39,950 pa No VAT         |

# 9, Brook Street, Redditch B98 8NG

## Location:

Heading North West on Holloway drive take the turning for Arrow Road North on the left hand side and Brook Street is the next right hand turning. The premises are located on the righthand side as the road bends round to the right-hand side.

## Description:

The trade counter is accessed via a glazed door from the front elevation. The trade counter room has a aluminium glazed window to the front elevation and spiral staircase leading to the first floor offices above. From a set of double doors there is an access to the main ground floor warehouse area which has two toilets to the far end, an electric roller shutter door and two staircases leading to the mezzanine floor above. The floor to ceiling height under the mezzanine in this area is 2.55 m. There is an opening to the rear right hand side to a further area of warehouse space, this has it's own roller shutter access which is partly full height and partly mezzanine floor over the top. There is an area of gated yard space externally in front of both roller shutter

## Floor Area:

Gross Internal Area (GIA) is 8455.00 sq ft (785.78 m2)

## Price:

£39,950 Per Annum

## Tenure:

New lease available.

## Service Charge:

No service charge levied at time of print (Dec 2024)

## Rateable Value:

£32,250 (2023) source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.



## EPC:

The Energy Performance Rating of the property is = E.

A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

Westbridge Commercial Ltd

First Floor Offices

3 Trinity Street

Stratford Upon Avon

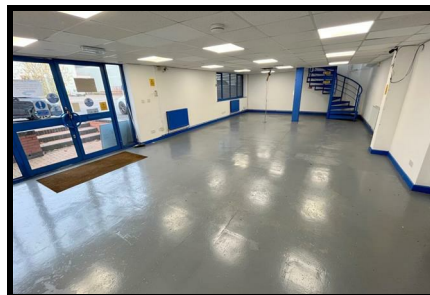
CV37 6BL

Tel: 01789 415628

[office@westbridgecommercial.co.uk](mailto:office@westbridgecommercial.co.uk)

## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).



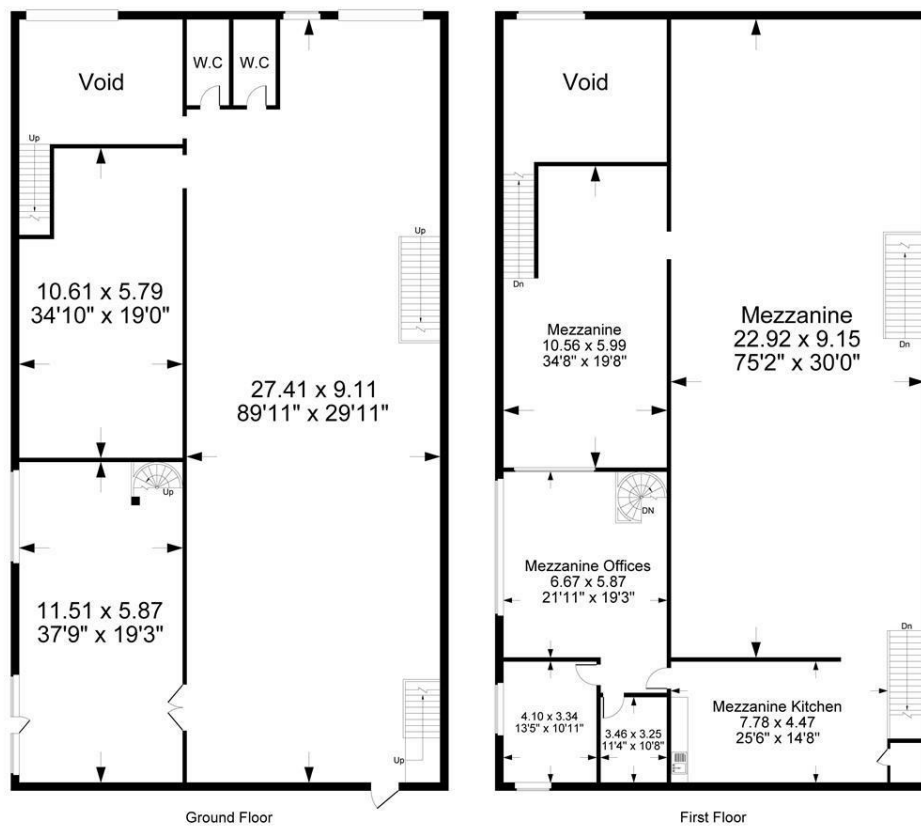


Illustration for identification purposes only,  
measurements are approximate, not to scale.