

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Red Lion Street

Alvechurch, Birmingham, B48 7LF

£12,500 Per Annum



Council Tax:

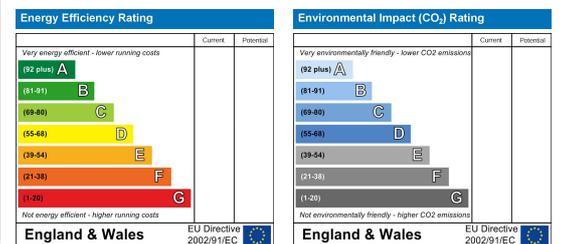
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters North East Worcestershire Lettings Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information



A rare opportunity to rent a self-contained traditional office building (Use Class E) in the centre of the affluent village of Alvechurch.

Comprising approximately 797 sq.ft (74 sq.m). Internally it provides a front office reception area and further office on the ground floor with the first floor providing office and meeting area and further separate office together with kitchen area and two W.C's. Two car parking spaces are understood to also be included to the right-hand side of the building.

The property is currently vacant and is available for immediate occupation and has recently undergone modernisation and decoration.

The property is located in within close proximity to Alvechurch Train Station which offers regular services to Birmingham and Redditch. The property is also well located in terms of road connections being just 0.9 miles from J2 of M42. Alvechurch is located 4 miles away from Redditch and 11.5 miles away from Birmingham.

Rent - £12,500 per annum exclusive of services and business rates, payable monthly in advance by Standing Order

Services - All mains services are understood to be connected.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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