



**TO LET - Prominent Shop**  
**620 SQ FT**  
**3 High Street, Studley, B80 7HN**

# To Let

- AVAILABLE 1ST NOVEMBER
- GOOD CONDITION
- 620 SQ FT (58 SQ M)
- PROMINENT LOCATION
- NEW LEASES
- VERSATILE ACCOMMODATION

## Location

The Property is located on High Street which leads to Alcester Road (A435) which links to Birmingham and the M42 to the north.

Studley is situated just south-east of Redditch Town Centre, on the A435 Alcester Road, and is within easy access of the M42/M40/M5 Motorways.

## Description

3 High Street is a Ground Floor Lock-up Shop of 620 sq ft, arranged as two distinct Retail Areas benefiting from display windows to the prominent High Street.

The Retail Area is fitted to a high standard throughout and is in good condition. WC facilities are also provided.

## Rent

£12,400 per annum

## Rateable Value

£5,400

## EPC

TBC

## Services

All services are self-contained and separately metered.

## Tenure

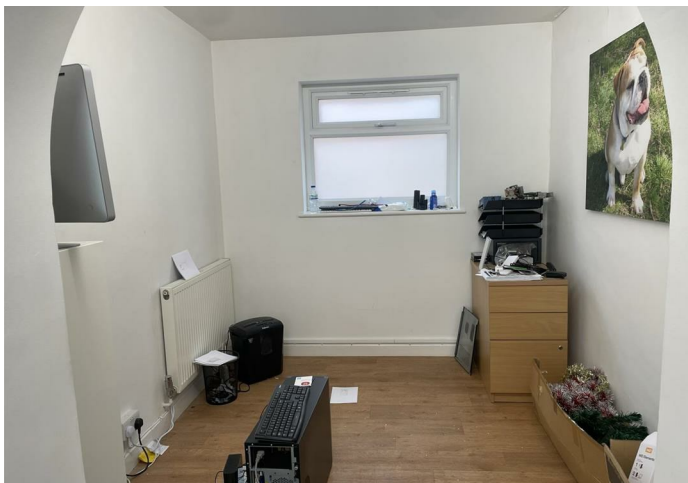
Standard Business Lease for a term of 3 or more years.

## Use

No hot food uses will be considered.

## Viewing

Strictly by appointment with our office on 01527 584 242.



## Area Map



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