

TO LET



FORMER KFC

UNIT 19 KINGFISHER SQUARE, KINGFISHER SHOPPING CENTRE, REDDITCH, B97 4EY



LOCATION

The premises are well located within the Kingfisher Shopping Centre. The unit is adjacent to **Burger King** and **Wilko**, directly opposite **McDonalds** and close to **Nandos**, **Prezzo**, **Subway**, **Bodycare** and **Poundland**

DESCRIPTION

The premises comprise a former restaurant.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

TOTAL FLOOR AREA	2480 sq ft	230 sq m
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LEASE

The property is held on a 20 year lease from 4.1.2019, subject to 5 yearly rent reviews. The lease contains tenant break clauses on 4.1.2029 and 4.1.2034

RENTAL

£80,000 pa (exclusive of rates). The existing tenants will consider a rental subsidy /incentives.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£82,500**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 66 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge, which is currently **£21,063** per annum plus VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/mcNj1Jc7Tis>

Internal Video - https://youtu.be/sYdMGT01r_o

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on 01527 821 111

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