

Public House

3,685 SQ FT (342 SQ M)

The Golden Cross 65 Hewell Road, Redditch, B97 4RA

To Let

- **PROMINENT FRONTAGE**
- **AVAILABLE IMMEDIATELY**
- **5 CAR PARKING SPACES**
- **ADJACENT TO TRAIN STATION**
- **3,685 SQ FT**
- **REDDITCH TOWN CENTRE**

Location

The Property fronts onto Unicorn Hill and Hewell Road, which forms part of the traditional heart of Redditch Town Centre, linking the Train Station and Bus Station with Church Green.

The occupiers in the immediate vicinity are a range of local independent as well as national operators, including Wetherspoons, West Bromwich Building Society, Nationwide and Paddy Power.

Redditch Town Centre is conveniently accessed via The Ring Road, which provides access the M42 Motorway, with Junctions 2 & 3 being within approximately 4 miles.

Description

The Property comprises the ground floor of a detached Public House, sitting in a corner position at the Junction of Unicorn Hill and Hewell Road.

Internally, the Property has two Main Bar Areas, plus male and female WCs.

The Property benefits from external seating areas from the front and rear.

The Gross Internal Area (GIA) extends to approximately 3,685 sq ft (342 sq m).

Rent

£30,000 Per Annum (+ VAT)

Tenure

Full Repairing and Insuring Lease for a term of 3 or more years.

Rateable Value

Apr 2023 - £16,500

Services

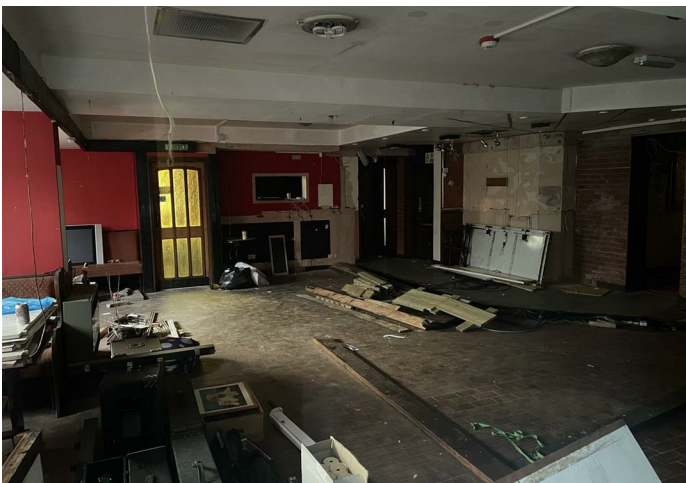
We understand that all mains services are available.

Anti-Money Laundering

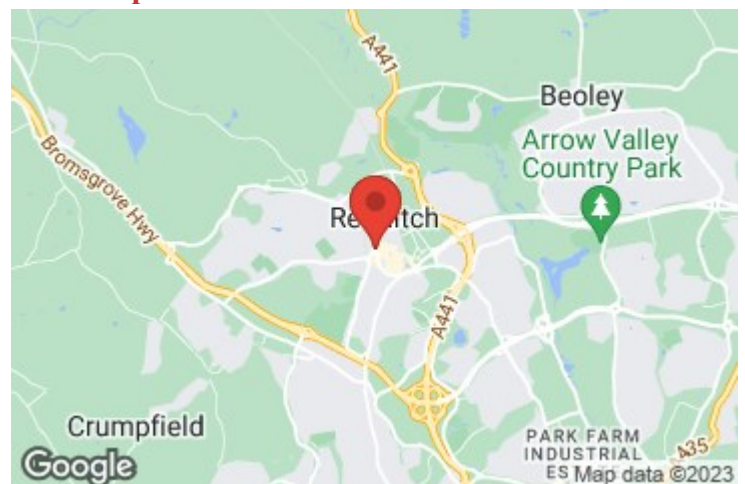
In accordance with Anti-Money Laundering Regulations, we require two forms of identification and confirmation of the source of funding from all Purchasers.

Viewing

Strictly by appointment with our Reception – 01527 584242.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.