

**Shop
To Let**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



**39, Unicorn Hill,
Redditch B97 4QR**

- Very prominent Town Centre position
- Close to Kingfisher Shopping Centre and Market Place
- Sales Area: c.643 sq ft (c.60 sqm) + First Floor: c.262 sq ft (c.24 sqm)
- On street car parking close by
- 100% Small business rates relief – subject to eligibility

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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Location

The property is situated in the popular Unicorn Hill parade on the edge of the main shopping area and close to the Kingfisher Shopping Centre.

Occupiers close by include Cash Converters, William Hill, West Bromwich Building Society, and Royal Enfield Public House (J D Wetherspoon).

The Town's main Bus Station and Railway Station are within 100 yards together with a Taxi Rank to the front.

Limited waiting car parking is available on Unicorn Hill close to the property.

Description

The property comprises of a ground floor retail unit having an electrically operated roller shutter security door. There is a ground floor WC.

At first floor level there are store rooms and WC. A door provides access to the rear shared servicing area accessed from Vine Street and where there is space for parking 1 vehicle.

Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width (front):	18'0"	(5.48m)
Shop Depth:	41'8"	(12.7m)
Ground Floor Sales:	643 sq ft	(60 sq m)
First Floor Ancillary:	262 sq ft	(24 sqm)

Energy Performance Certificate (EPC)

The property has a rating of 97 (Band D).

Lease

The property is available on a new lease upon terms to be agreed.

Rent

£15,000 per annum exclusive.

VAT

VAT will be charged on the rent.

Rating Assessment*

Rateable Value: £10,500*

***The property may qualify for 100% small business rates relief.**

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Video Tour

Click [here](#) for an external and internal You Tube Video Tour Link.

Subject to Contract September 2025

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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