

# On the instructions of Boots

## PRIME SHOP TO SUBLET

### BROMSGROVE

76 High Street, B61 8EX

brasier  
freeth  
CHARTERED SURVEYORS



- Prime high street location
- Double frontage unit
- Available immediately

### | Location

The property occupies a prime location within Bromsgrove's pedestrianised High Street. Nearby occupiers include **WHSmith**, **Millets**, **Boots**, **Costa**, **Poundland**,  **Clintons** and **Carphone Warehouse**. The High Street benefits from regular market stalls and parking facilities.

### | Description

The property comprises a double fronted shop with a ground floor sales area and first floor storage/office space. The property benefits from loading via the rear service yard which also provides approximately 4 parking spaces.

### | Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Frontage	9.29 m	30 ft 6 ins
Internal Width	8.26 m	27 ft 1 ins
Internal Depth	30.41 m	99 ft 9 ins
Ground Floor Sales	264.49 sq m	2,847 sq ft
First Floor Ancillary	255.55 sq m	2,751 sq ft
<b>Total</b>	<b>520.04 sq m</b>	<b>5,598 sq ft</b>

### | Tenure

The premises are available by way of a new sublease, terms to be agreed.

### | Rent

**£50,000 per annum exclusive** plus VAT (if applicable).

### | EPC

EPC has been commissioned and is awaited.

### | Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £44,500.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, Bromsgrove District Council – 01527 881671.

### | Legal Costs

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

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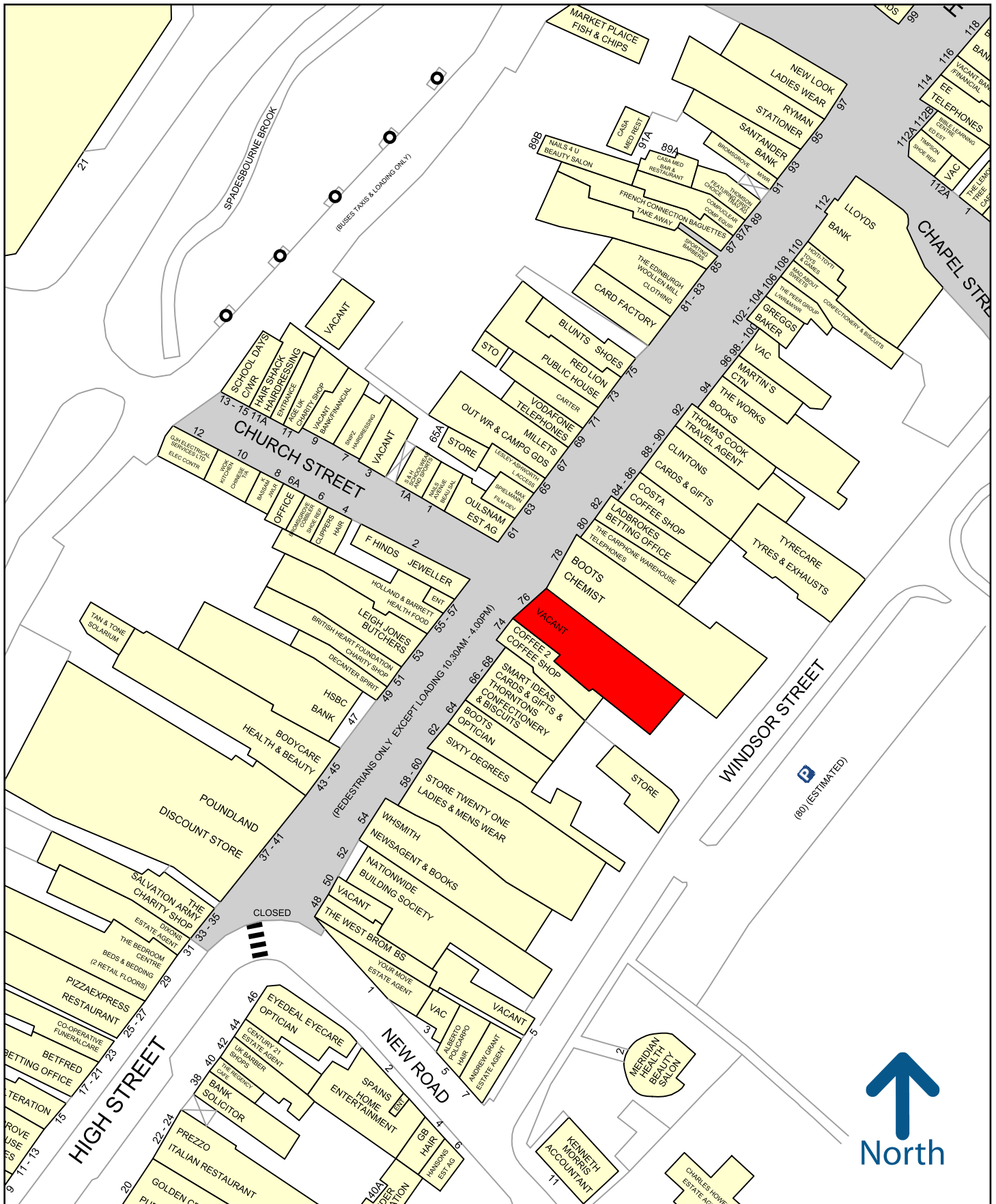
### VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.  
All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



Experian Goad Plan Created: 12/04/2018

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