To Let
Prime Shop

*Half rent available in first year*
(subject to terms and conditions)

101 High Street, Bromsgrove B61 8AE

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ
Tel: 01527 875669    Email: nick@nicholasbrett.co.uk
www.nicholasbrett.co.uk
• Very busy pedestrianised location close to Iceland, Savers, New Look, Dorothy Perkins/Burton, M & Co, Peacocks & several Banks

• New Shop Front to be installed

• Rear vehicular servicing

Location

The property occupies a prime and very busy pedestrianised trading location within the Market Town of Bromsgrove. There are market stalls on the High Street on several days of the week.

Occupiers close by include Iceland, Savers, New Look, Peacocks, Edinburgh Woollen Mill, Dorothy Perkins/Burton and M & Co.

There are several major new developments either completed or to be undertaken close to the Town Centre. They include a recently opened Waitrose, new Council Offices and Library, Care Home, Aldi Supermarket and a new Retail Park.

In addition the Bromsgrove Local Plan has identified 7,000 new houses to be built by 2030.

Description

The property comprises of a ground floor retail unit having rear access to a service yard.

Planning consent has recently been received to install a new shop front and to reconfigure the staircase – see plans over.

At first floor there are storage and staff facilities together with a WC.

Energy Performance Certificate (EPC)

The property has a rating of 101 (Band E). A copy of the EPC is available upon request.

Accommodation*

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

Internal Width: 16’10” (5.1m) Shop
Depth: 49’4” (15 m)
Ground Floor Area: 790 sq ft (73 sq m)
First Floor Ancillary: 357 sq ft (33 sq m)

*Based on revised layout with new shop front

Lease

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

A service charge will be payable for the provision of common services.

Rent*

£18,750 per annum exclusive.

*Half rent (£9,375pa) may be available in the first year*

*Subject to minimum 5 year term and other terms and conditions – details available upon request.

VAT

VAT will be charged on the rent.

Rating Assessment*

Rateable Value: £17,250

*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.

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.
Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details) or our Joint Agent, Johnson Fellows (0121 643 9337)

Subject to Contract March 19 (revised)

Plans not to scale – Scale copies available upon request