



JOHNSON FELLOWS

CHARTERED SURVEYORS

Bromsgrove, 81-83 High Street, B61 8AQ

Prime Retail Premises – To Let



LOCATION

The property occupies a prime position on the pedestrianised section of High Street within the market town of Bromsgrove. The subject property is adjoined by Card Factory and other multiple occupiers in close proximity include **Greggs, Martins, The Works, Hays Travel, Costa Coffee, New Look, Ryman, Santander, Lloyds Bank, Ladbroke's, Boots** and **Vodafone**.

DESCRIPTION

The property comprises a mid terrace brick built retail unit benefitting from a shared service yard to the rear. The accommodation comprises ground floor sales and ancillary first floor staff accommodation.

ACCOMMODATION

Ground Floor Sales	141.33 sq m	1,522 sq ft
First Floor Ancillary	72.87 sq m	784 sq ft

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£26,500 per annum exclusive, plus VAT.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £25,250

Interested parties should verify this information with the local rating authority.

VAT

VAT is payable.

LEGAL COSTS

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

EPC

Upon application.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

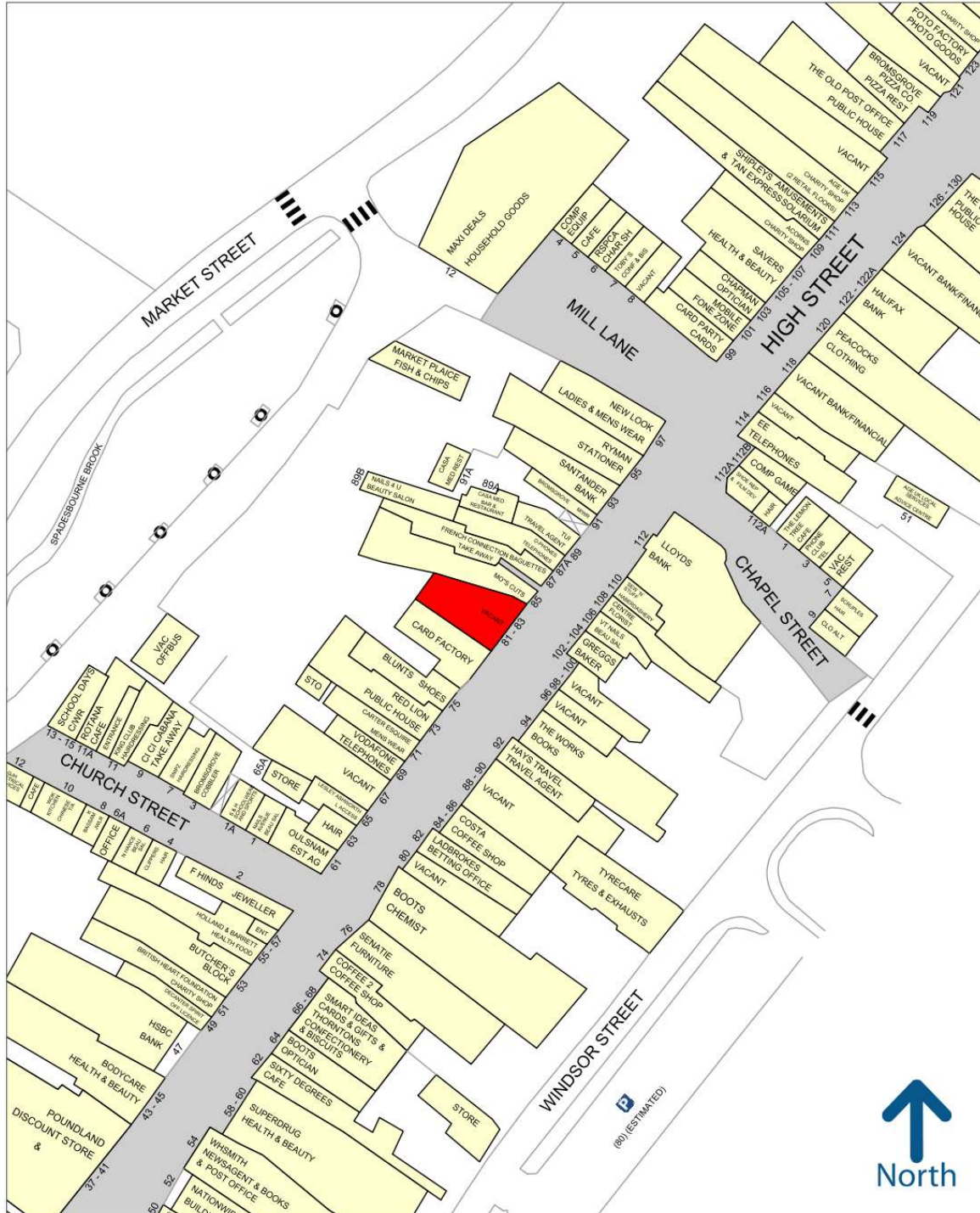


johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS



50 metres

Experian Goad Plan Created: 09/10/2024
Created By: Johnson Fellows



Copyright and confidentiality Experian, 2024. © Crown
copyright and database rights 2024. OS AC0000807366

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com



johnsonfellows.co.uk

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.