

To Let

GJS | Dillon

The Commercial Property Consultants



Miller House, 168C Birmingham Road, Bromsgrove B61 0HB

Ground Floor Commercial Accommodation

- 993 Sq Ft (92.30 Sq M) NIA
- Ideally suited for medical and health occupiers
- Prominent position fronting Birmingham Road
- Onsite car parking
- Excellent links to the national motorway network
- Set within landscaped grounds

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

To Let

Miller House, Bromsgrove B61 0HB

Location

The property is situated in a prominent position fronting yet set back from the Old Birmingham Road.

Bromsgrove town centre is situated approximately 2 miles south. The property sits close to the junction A38 and has excellent motorway access with junction 1 of the M42 Motorway being approximately one mile to the North.

Description

Miller House is a delightful detached two storey building with brick main wall construction surmounted by a pitched tiled roof, set in landscaped grounds with a large tarmacadam car parking area to the front of the property.

The ground floor commercial accommodation has been used for many years as an eye clinic and is ideally suited for continued medical uses, physiotherapy, dental or other health and care users.

The property has 2/3 treatment rooms, a large waiting area, a purpose built reception area, a good sized private office, storage accommodation, kitchen, WC's and seven allocated car parking spaces.

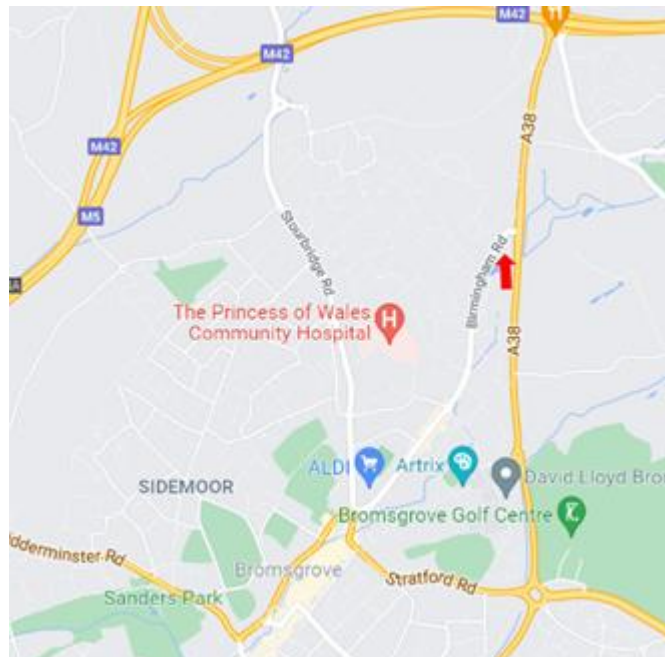
Total	993 Sq Ft	92.30 Sq M
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Tenure

The property is available on a new business lease for a term of years to be agreed.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



Guide Rental

£18,000 per annum (exclusive)

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £8,700

Legal Costs

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of C.

Viewing and further information:
Call: 01527 872525 / 07394 569128

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