

**To Let
First Floor
Character Offices**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



**21, The Strand,
Bromsgrove B61 8AB**

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

Tel: 01527 875669

Email: nick@nicholasbrett.co.uk

www.nicholasbrett.co.uk

- **Very prominent Town Centre position on the edge of the High Street and close to several car parks**
- **Grade II Listed character Offices in good condition with exposed beams – may be suitable for various uses**
- **Comprising of several offices providing c.520 sq ft (48 sq m)**
- **1 car parking space included**
- **100% small business rates relief – subject to eligibility**

Location

The Offices are situated in the popular and characterful area of The Strand in Bromsgrove Town Centre.

It occupies a very prominent location overlooking a busy road and also benefitting from being a 5 minute walk from the main High Street and other Town Centre facilities including the Council Offices, Library and Medical Centre.

Description

The property comprises of characterful Grade II Listed first floor offices having some exposed beams and finished to a good standard.

Accessed from the rear courtyard shared with several other retail businesses and offices, is it's ground floor entrance. The rear access overlooks a public car park and a busy road around the Town Centre.

Off the staircase is a landing which provides access to a Kitchen/Staff Room and WC, together with 4 separate large Offices, all capable of accommodating at least 2 persons. There is also a useful store room off one of the Offices.

1 car parking space is included.

Accommodation*

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

Office 1 (front):	123 sq ft	(11.4 sq m)
Office 2 (front):	153 sq ft	(14.2 sq m)
Office 3 (rear):	148 sq ft	(13.8 sq m)
Office 4 (rear):	<u>96 sq ft</u>	<u>(8.9 sq m)</u>
Total:	520 sq ft	(48.3 sq m)

*Front Offices face onto The Strand

Energy Performance Certificate (EPC)

As the property is Grade II Listed it is understood an EPC is not required.

Lease

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

Rent

£7,950 per annum exclusive.

VAT

VAT is not currently charged on the rent.

Video Tour

Click [here](#) for an External & Internal You Tube Video Tour Link.

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)

Subject to Contract - April 24 (revised)

Rating Assessment*

Rateable Value (from 1 April 24) - currently rated as 5 separate assessments (including 1 car parking space) total = £6,880

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

**This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 2022 to 2023, the standard multiplier is 51.2p, and small business multiplier is 49.9p.*

**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.





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