

To Let

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



- Ground Floor Retail Unit of c.250 sq ft (c.23 sqm)
- Busy thoroughfare linking Bus Station and Taxi Rank to High Street which is approximately 50 yards distance
- May be suitable for various uses – subject to usual consents
- 100% small business rates relief – subject to eligibility

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

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Location

The property occupies a busy pedestrianised trading location in the popular and affluent Market Town of Bromsgrove.

There are market stalls on the High Street on several days of the week.

Church Street is a busy thoroughfare lining the Town's main Bus Stops and Taxi Ranks to the High Street. Occupiers close by include Boots, Costa, Greggs, F Hinds Jewellers, Holland & Barrett, Boots Opticians & Clintons Cards.

Description

The property comprises of a small lock-up style retail unit suitable for various uses, subject to the usual consents.

It provides open-plan retail space with a rear staff area together with a W.C.

A video tour of the internal and external areas is available under the heading of "Video Tour".

Accommodation

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

Internal Width (Front):	12'10"	(3.9m)
Shop Depth:	16'11"	(5.15m)
Ground Floor Sales:	211 sq ft	(20 sq m)
Store/Staff:	42 sq ft	(4 sqm)

Energy Performance Certificate (EPC)

The property has a rating of 101 (Band E).

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.

Lease

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

Rent

£8,500 per annum exclusive

VAT

It is understood that VAT is not currently charged on the rent and other outgoings.

Rating Assessment*

Rateable Value: £6,000

***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 2023 to 2024, 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.

Video Tour*

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

**Filmed whilst former tenant still in occupation – fixtures and fittings will be removed*

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Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract October 2023



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Grant scheme to revitalise district centres goes live

Published date: 10 January 2024

Independent retailers are now able to apply for UK Shared Prosperity Fund (UKSPF) grant funding to help them realise their business dreams and breathe life back into Bromsgrove district's retail centres.

Whether retailers have plans to improve their shop frontage or set up in a new vacant unit, all local independent traders are being encouraged to grab their share of the UKSPF funding.

The Centres Enhancement Grant scheme aims to encourage longer-term occupation of vacant retail premises, improvements to the internal appearance, frontages, and accessibility of occupied units, in turn helping boost footfall, stimulate entrepreneurship, create new jobs, and enhance the sustainability of businesses.

The grant is available to existing and prospective independent retailers who can bid for up to £10,000 for a vacant unit and £5,000 for an occupied unit, depending on their eligibility and the project put forward.

Businesses or organisations located within Bromsgrove Town centre and local district centres can apply for a grant towards the following costs:

- Occupation of a previously empty retail unit.
- Improvements to the frontage of occupied units e.g., new signage, windows, entrance doors
- Improving the accessibility of occupied units.

The closing date for applications is 16th February 2024.

For more information on how to apply, bid guidance and checklist, go to www.bromsgrove.gov.uk/enhancementgrant



Fostering a thriving local High Street...."

"Our objective is to champion and bolster the local businesses that line our beloved high street.

Destination Bromsgrove serves as the conduit, linking patrons with neighbourhood establishments through an innovative mobile app, uniting the community.

Small businesses are the heart of every town. Not only do they bring character and culture, but they also play a vital role in building communities and better places to live in.

Destination High Street is made to ensure they survive and thrive.

Through a free mobile application, Destination High Street aims to increase footfall in the local high streets of the UK and encourage residents and visitors to shop locally and reduce their carbon footprint."

<https://www.destination-highstreet.co.uk/>

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