

**To Let  
Retail Premises &  
Upper Floors**

**NICHOLAS BRETT & co**

Chartered Surveyors

TEL: 01527 875669

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



**182, High Street  
Blackheath B65 0DU**

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

Tel: 01527 875669

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- Very prominent and busy Town Centre position
- Close to Greggs, Iceland, Specsavers & Card Factory
- Sales area c.460 sq ft (43 sqm) + First Floor & Second Floor
- 100% small business rates relief – subject to eligibility
- Public car parking close by
- Available January 2025

### Location

The property occupies a busy trading location adjacent to Greggs, Age UK and Iceland. Other occupiers represented close by include Lidl, Sainsburys, Heron Frozen Foods, Boots, Card Factory & Specsavers.

Short term street car parking is available at the front, and there are public car parks close by.

### Description

The property comprises of a ground floor retail unit with WC.

There is extensive storage and staff facilities available upon the first and second floors which extend over the adjacent property (Greggs).

### Accommodation (see plan over)

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

Internal Width(front):	11'10"	(3.6m)
Internal Width (rear):	6'7"	(2.0m)
Shop Depth:	43'9"	(13.3m)
<b>Sales Area:</b>	<b>463 sq ft</b>	<b>(43 sqm)</b>
First Floor Ancillary:	1,006 sq ft	(93.5 sq m)
Second Floor Ancillary:	689 sq ft	(64 sq m)

### Lease

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

### Rent

£12,500 per annum exclusive.

### VAT

It is understood that VAT will be charged on the rent and other outgoings.

### Rating Assessment\*

Rateable Value: £8,800

**\*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 1/4/24 to 31/3/25, 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](http://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.

**PTO**

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## Energy Performance Certificate (EPC)

The property has a rating of 110(Band E).

## Video Tour\*

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

*\*Filmed whilst former tenant in occupation – fixtures and fittings may be removed and alterations undertaken.*

## Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract - June 24



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.

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**\*Photo taken whilst former tenant in occupation – fixtures and fittings may be removed and alterations undertaken.**

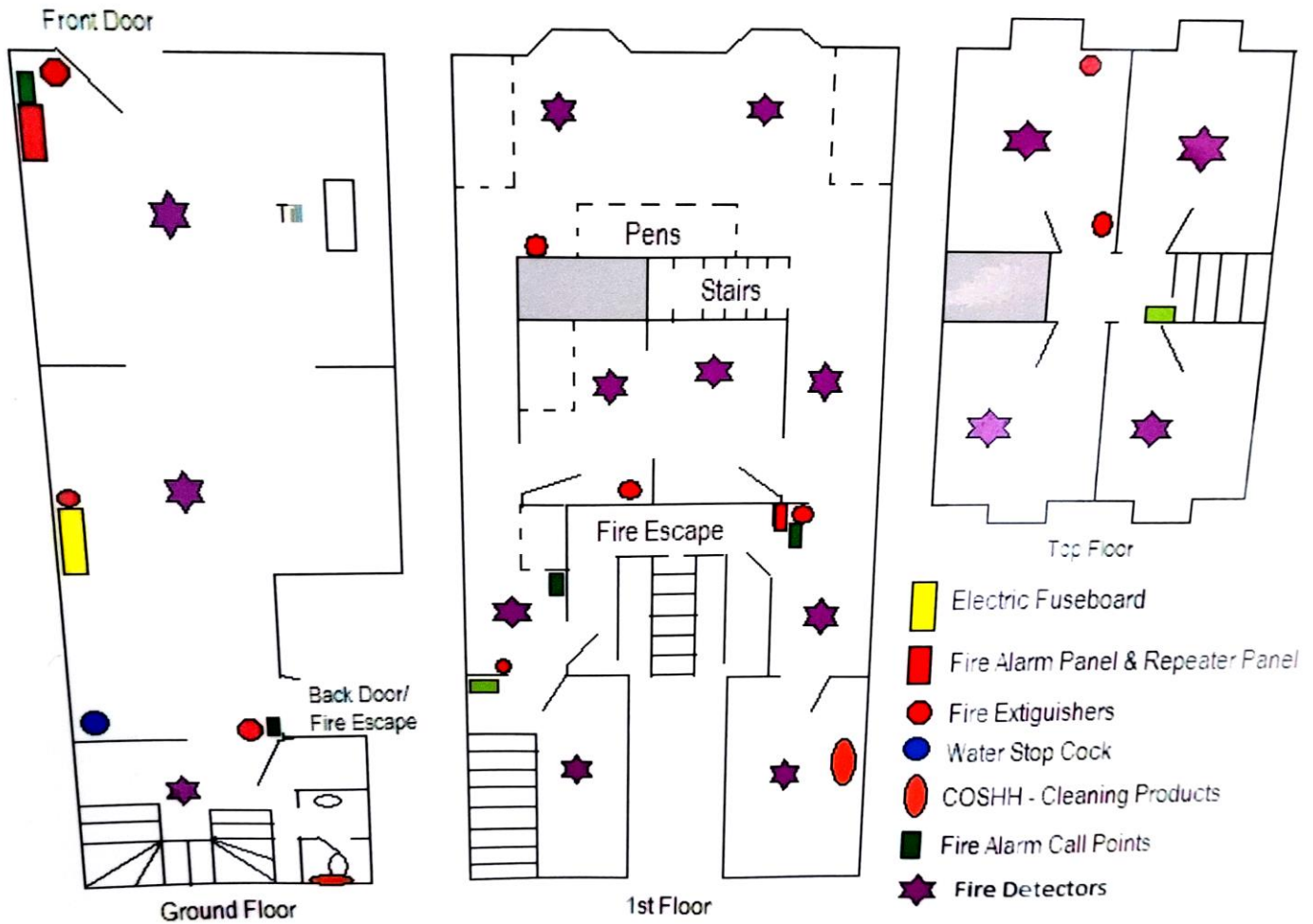
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## Acorns Blackheath - Emergency Floor Plan



Floor Plans – Not to scale and not to be relied upon

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