

**For Sale or To Let  
Former Supermarket Unit**

**12, Mill Lane,  
Bromsgrove B61 8AG**

**NICHOLAS BRETT & CO**

Chartered Surveyors

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- **Former Supermarket – Latterly occupied by Iceland**
  - **Ground Floor – c.8,500 sq ft (790 sqm)**
  - **First Floor – c. 6,000 sq ft (557 sqm)**
- **For Sale or To Let**
- **Extremely prominent corner location in centre of the Town, fronting Market Street and Mill Lane – 100 yards from main High Street**
- **Directly opposite Asda Superstore & Car Park (c.300 spaces), and adjacent to Pedestrian Crossing, Bus Stops, and Taxi Rank**
- **Rear servicing access and loading**



## Location

The property occupies an extremely prominent and busy trading location in the popular and affluent Market Town of Bromsgrove.

Situated on the corner of Mill Lane and Market Street, it benefits from a high volume of passing traffic and pedestrian footfall, with Mill Lane linking the Town Centre to Asda Superstore and car park (c.300 spaces).

There is a pedestrian crossing adjacent, as well as the Town's main Bus Stops and Taxi Rank.

Occupiers close by include Argos, Specsavers, Savers, The Slug & Lettuce, Amber Taverns, Costa Coffee, Greggs, and Boots.

A short distance away along Market Street is a Medical Centre, Council Offices and Waitrose Supermarket.

## Description

The property comprises of a large self-contained former Supermarket arranged over ground and first floors. Consideration may be given to letting the ground floor and first floor separately.

Its main frontage is visible to the High Street, and it has a return frontage to Market Street.

Servicing and loading facilities are available at the rear.

## Accommodation\*

The property comprises of the following approximate gross internal floor areas:-

<b>Ground Floor:</b>	<b>8,529 sq ft (792 sqm)</b>
<b>First Floor:</b>	<b>5,945 sq ft (552 sqm)</b>

\*Consideration may be given to letting the ground floor and first floor separately. Further details on application.

## Energy Performance Certificate (EPC)

The property has a rating of 125 (Band E).

## Terms

The property is available for sale Freehold or upon a new Lease upon terms to be agreed.

There is an annual service charge of c.£2,000pa + VAT for the repair, maintenance and other services in relation to common areas.

## Terms

Freehold:	£750,000
Lease:	£75,000 per annum exclusive

## VAT

It is understood that VAT will be charged.



## Rating Assessment\*

Rateable Value: £83,000

*\*This information should be verified by the new occupier. Further details available online at [www.gov.uk](http://www.gov.uk), click [here](#) for specific details of this property.*

## Viewing

Strictly by prior appointment with ourselves or our Joint Agent:-

**JMD COMMERCIAL**  
PROPERTY CONSULTANTS

Tel: 07775 948774

## Video Tour

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

Subject to Contract July 2024



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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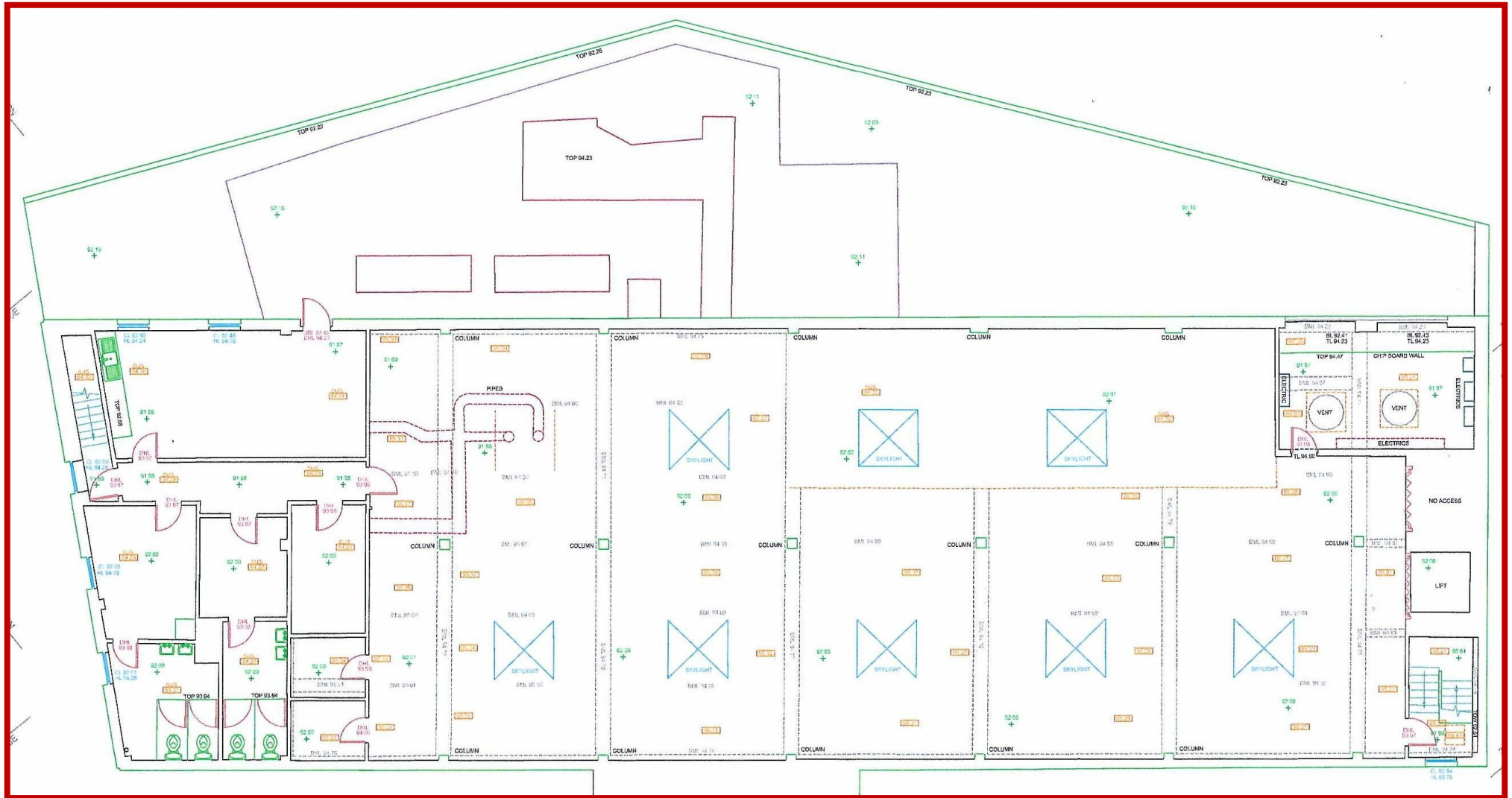
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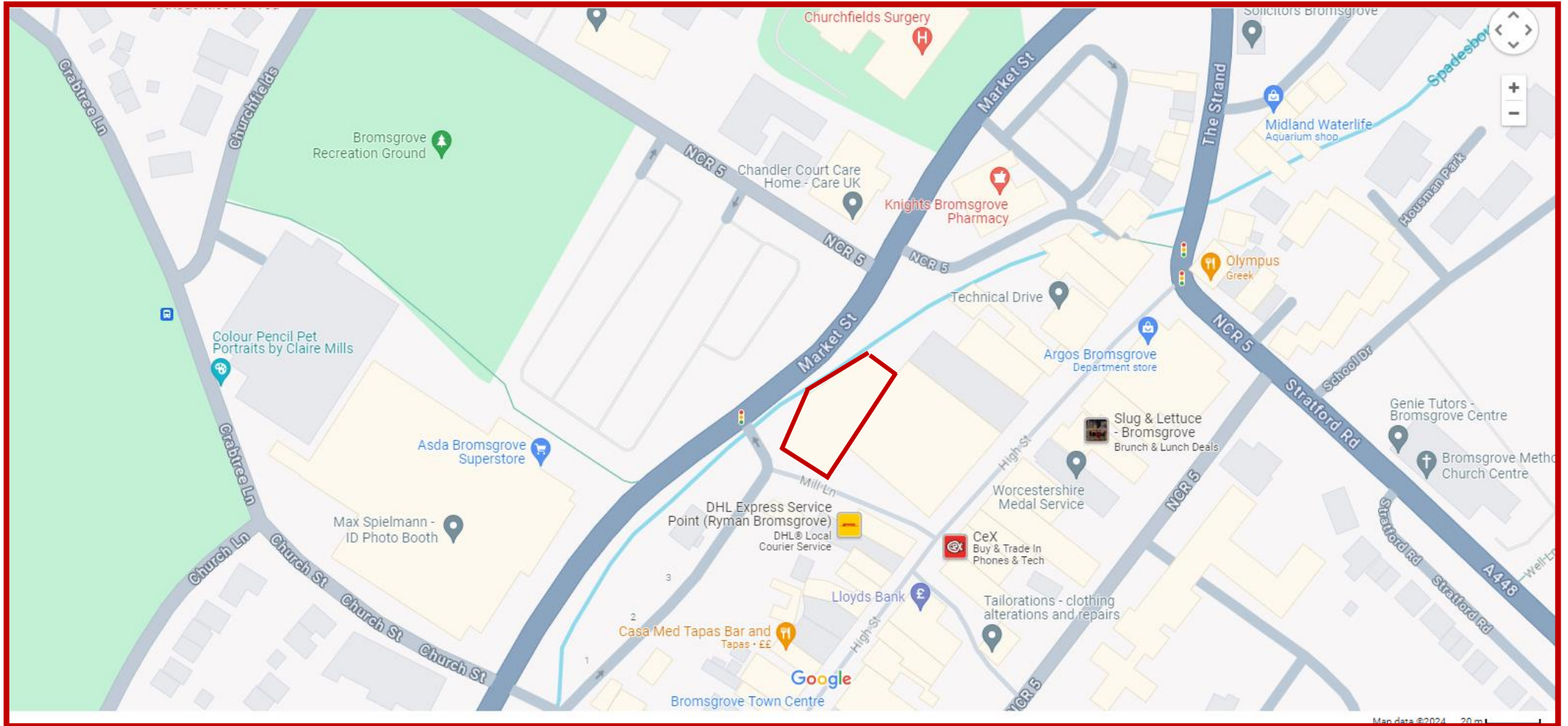


Ground Floor Plan – Not to scale





First Floor Plan – Not to scale



Location Plan – Not to scale