



**CAFE / RETAIL PREMISES**

**881 SQ FT**

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

# TO LET

- GROUND FLOOR/RETAIL
- EXCELLENT FOOTFALL
- BUSY LOCATION
- FIRST FLOOR DINING
- PROMINENT POSITION
- REFURBISHED

## LOCATION

The premises are conveniently located on Mill Lane, which is busy thoroughfare linking Asda and the Bus Station to the High Street.

Major retails are in the immediate vicinity including Lloyds and Barclays Banks, Greggs and Rymans.

## DESCRIPTION

The Property is arranged as:

Ground Floor - Open Plan sales/dining area with fitted kitchen beyond, extending to circa 619 sq f (58 sqm). The shopfront sits behind an electric security shutter, with loading access to the rear. Internally, the shop is fitted with suspended fissure tiled ceiling and fluorescent strip lighting.

First Floor - further dining area extending to circa 262 sq ft (24 sq m) plus separate Male and Female WC facilities.

The total Net Internal Area (NIA) is approximately 881 sq ft (82 sq m)

Externally, the Property is built flush with the pedestrianised section of Mill Lane and benefits from access to shared rear yard allowing for parking and space for loading and unloading.

The present tenant's equipment and fittings are available by negotiation.

## ASKING RENT

£14,500 plus VAT.

## TENURE

A new Business Lease for a term of 3 or more years.

## RATEABLE VALUE

£12,250

## EPC

D (91)

## LEGAL FEES

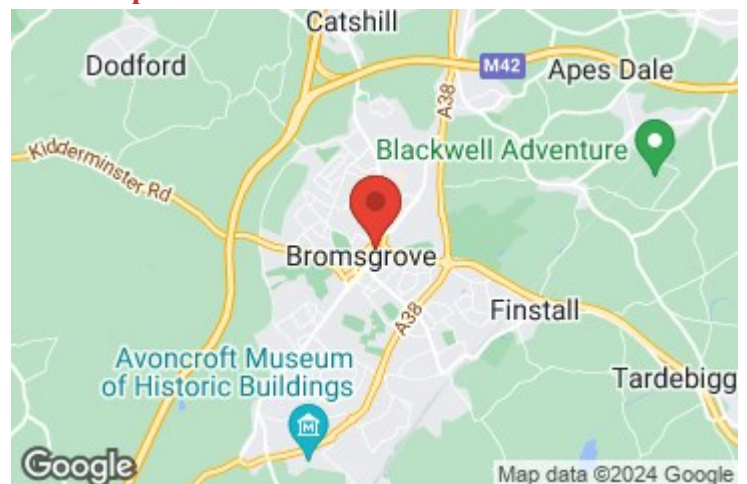
Each party to bear their own fees.

## VIEWING

Strictly by appointment with our office - 01527 584242



## Area Map



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