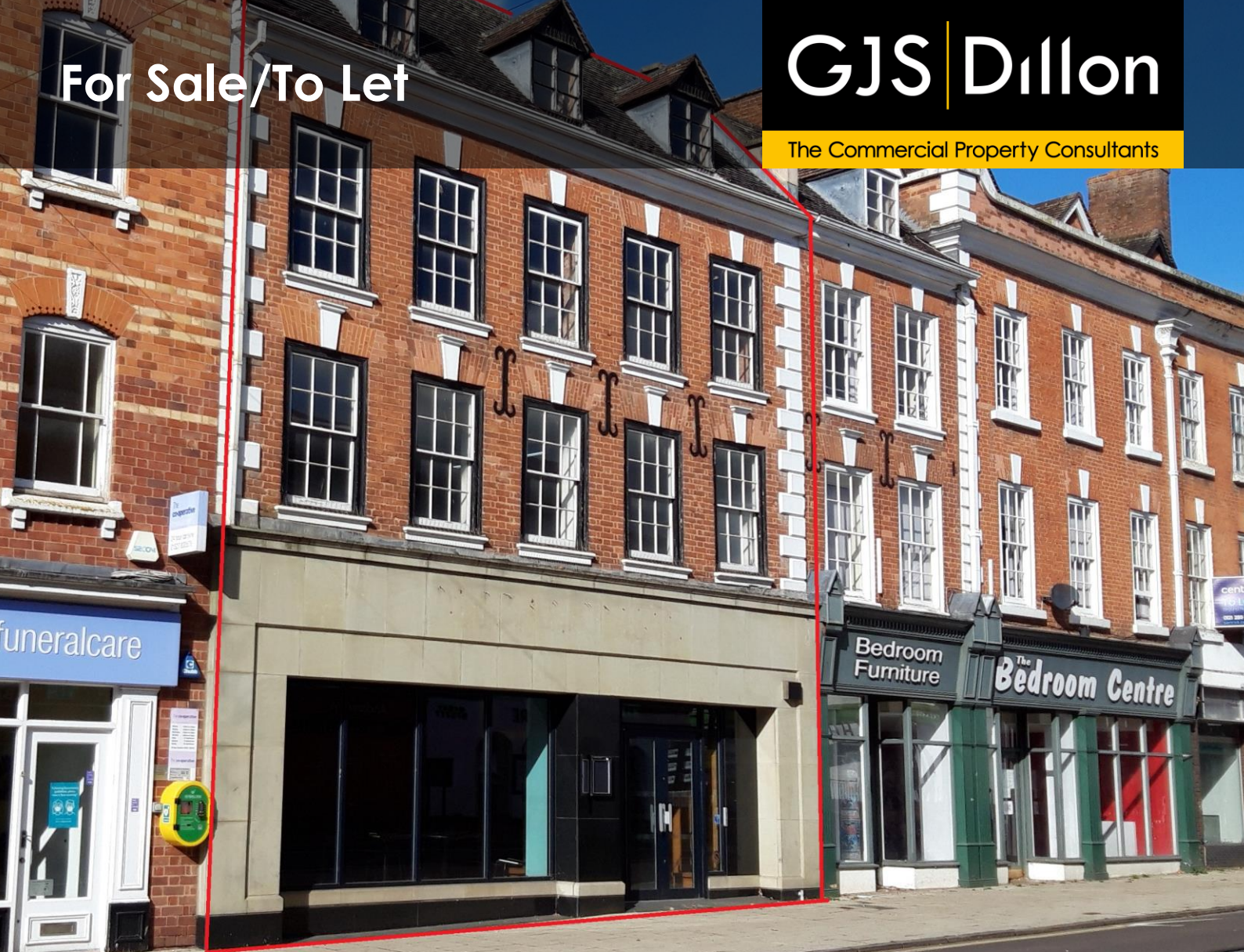


For Sale/To Let

GJS | Dillon

The Commercial Property Consultants



25 High Street, Bromsgrove B61 8AJ

Prominent Restaurant Premises

- 6,830 sq ft (634.59 sq m) NIA
- Situated on the southern end of Bromsgrove High Street
- Accommodation over three floors
- Potential for residential conversion (STP)
- Ground floor formally used by a national restaurant chain
- Separate rear access to the property

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

For Sale/To Let

25 High Street, Bromsgrove B61 8AJ

Location

The property is situated in Bromsgrove Town Centre, to the southern end of the High Street. Bromsgrove is a busy Worcestershire market town with easy access to the motorway network with Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway being within three miles of the town centre, giving access to the Midlands motorway network.

Birmingham City Centre is situated approximately 13 miles to the north and Worcester City Centre is situated approximately 12 miles to the south.

Description

A mid-terrace restaurant property that was formerly occupied by the national chain Pizza Express. The building is arranged over the ground, first and second floors.

The property has a glazed frontage and access to the property is off the High Street, on the ground floor there is a large restaurant/retail area, customer WCs (male, female and disabled), former food preparation rooms, storage (included chilled rooms) and a staff welfare area, which offers further WCs. There is also a rear access to a staff parking area, which has direct access to Crown Close.

The upper floors are accessed via an internal staircase, with an external fire escape to the rear of the first floor. The first floor level is open plan, offering a large storage room, a boiler room and front storage area that is at a lower level. The second floor is above this lower level (within the older part of the premises) and is currently unused.

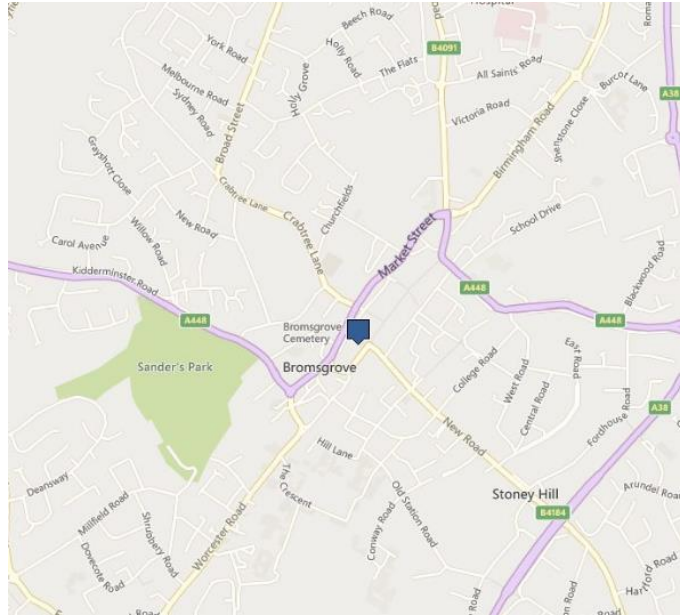
Ground Floor Retail	1,901sq ft	176.60 sq m
Ground Floor Ancillary	1,365 sq ft	126.83 sq m
First Floor	3,155 sq ft	293.15 sq m
Second Floor	409 sq ft	38.00 sq m
Total	6,830 sq ft	634.59 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC



Guide Price £500,000

Guide Rental £40,000 per annum exclusive

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £56,000

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

