



44 High Street, Bromsgrove, B61 8HQ

Town centre retail / office premises

- 1,685 sq ft (156.5 sq m) NIA
- Situated on Bromsgrove High Street, in the centre of town
- Benefits from a prominent frontage
- Good quality retail space with offices above
- Well proportioned accommodation over multiple floors
- Located close to an area that is outlined for regeneration

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

To Let

44 High Street, Bromsgrove, B61 8HQ

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

44 High Street offers a mid-terrace unit that forms part of a larger retail parade. The building is arranged over the ground, first and second floors. The property offers a retail/office area over the ground floor, which provides a prominent frontage to the High Street. Over the first and second floors there is ancillary office accommodation. There are WC and kitchen facilities within the premises.

Guide Rental £17,500 per annum

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Rating Assessment

Rateable Value - £10,000

The property may benefit from small business rates relief.

Legal Costs

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

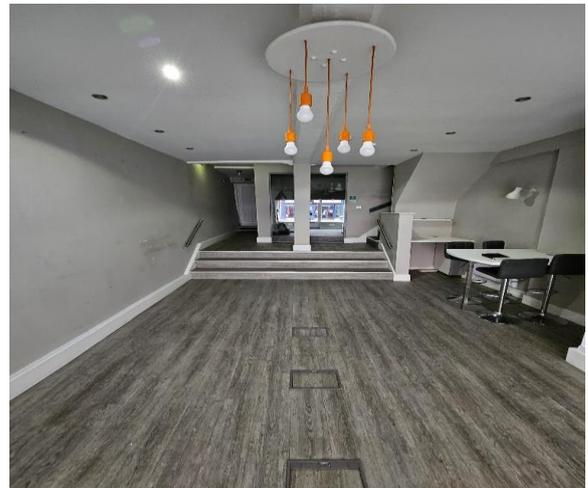
Ground Floor	618 sq ft	57.4 sq m
First Floor	580 sq ft	53.9 sq m
Second Floor	487 sq ft	45.2 sq m
Total	1,686 sq ft	156.5 sq m

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 D



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:

Call: 01527 872525

Roy Wilkes

roywilkes@gjsdillon.co.uk

Kyle Pugh

kylepugh@gjsdillon.co.uk

GJS | Dillon

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

