

ON THE INSTRUCTION OF BOOTS PRIME SHOP TO SUBLET

76 High Street
Bromsgrove
B61 8EX



- Prime high street location.
- Double frontage unit.
- Available immediately.

■ Location

The property occupies a prime location within Bromsgrove's pedestrianised High Street. Nearby occupiers include WHSmith, Millets, Boots, Costa, Poundland, Clintons and Carphone Warehouse. The High Street benefits from regular market stalls and parking facilities.

■ Description

The property comprises a double fronted shop with a ground floor sales area and first floor storage/office space. The property benefits from loading via the rear service yard which also provides approximately 4 parking spaces.

■ Accommodation

The property has the following approximate dimensions and floor areas:-

Gross frontage	9.29 m	30 ft 6 ins
Internal width	8.26 m	27 ft 1 ins
Internal depth	30.41 m	99 ft 9 ins
Ground floor sales	264.49 Sq. m	2,847 Sq. ft
First floor ancillary	255.55 Sq. m	2,751 Sq. ft
TOTAL	520.04 Sq. m	5,598 Sq. ft

■ Tenure

The premises are available by way of a new sublease, terms to be agreed.

■ Rent

£50,000 per annum exclusive plus VAT (if applicable).

■ EPC

EPC has been commissioned and is awaited.

■ Rates

The VOA website shows that the Rateable Value from April 2024 will be £33,250.

For rates payable please refer to the Local Charging Authority, Bromsgrove District Council – 01527 881671.

■ Legal costs

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

VIEWINGS - Strictly by appointment

brasierfreeth.com

Anthony Appleby

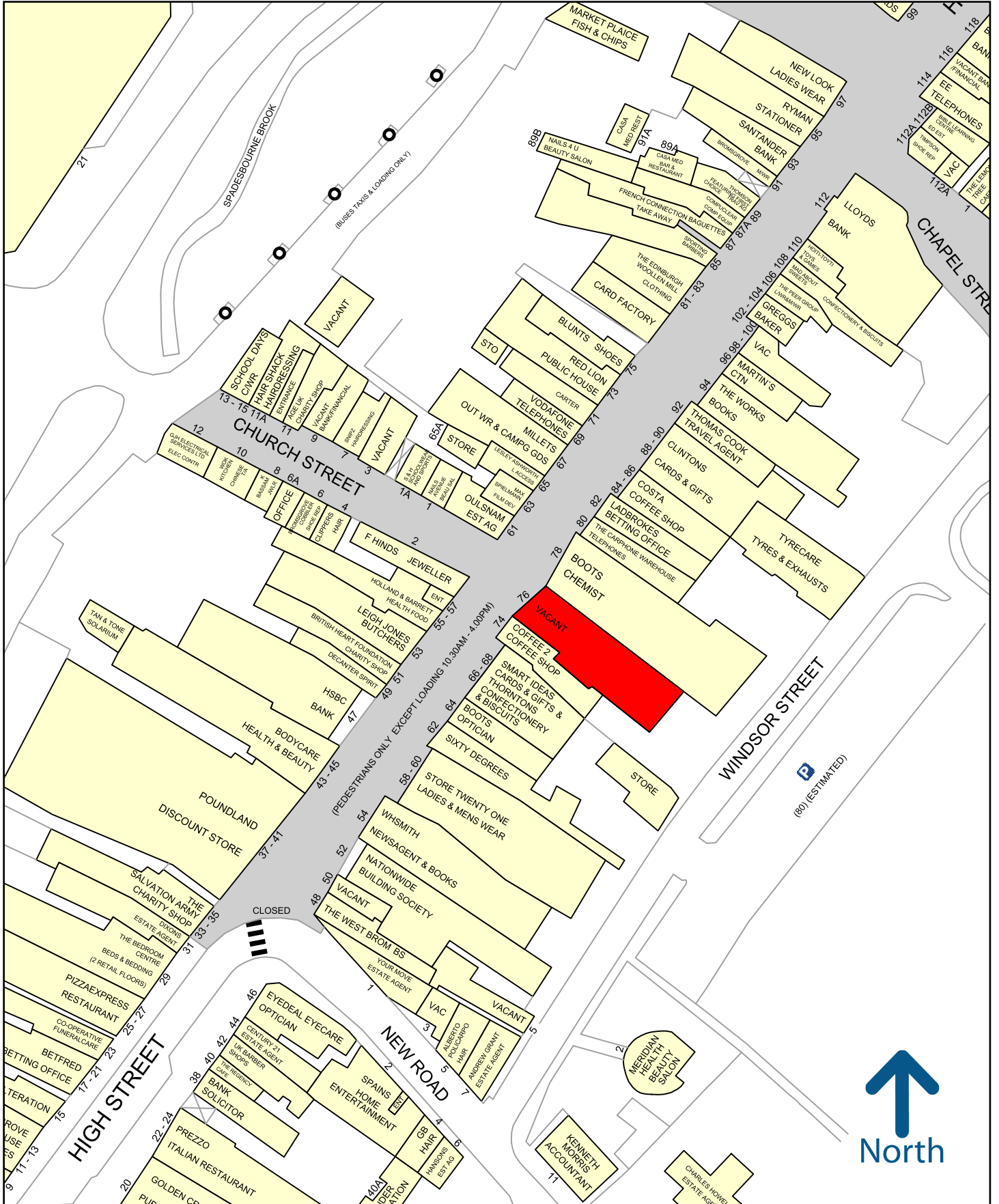
07801 138136

anthony.appleby@brasierfreeth.com

Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com



50 metres

Experian Goad Plan Created: 12/04/2018
Created By: Brasier Freeth

