

COMMERCIAL PREMISES TO LET – *CLASS E CONSENT*

132A High Street, Bromsgrove,
Worcestershire, B61 8ES



LOCATION

Bromsgrove is a market town in Worcestershire located approximately 12 miles south of Birmingham City Centre with good links to the national motorway network via Junction 4 of the M5 and Junction 1 of the M42.

The premises are located adjacent to the **Cancer Research Shop** and **Slug & Lettuce** and directly opposite **The Old Post Office**.

DESCRIPTION

The premises will comprise a refurbished single storey commercial premises with consent for use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The property benefits from a glazed double door entrance, skylights throughout, a paved courtyard to the rear and an external store / workshop. Photos showing the condition of the property are shown on the back page of this brochure.

ACCOMODATION

The premises comprise of the following approximate floor area:

Internal Width (min)	8'6"	2.60m
Internal Width (max)	18'3"	5.56m
Shop Depth	77'3"	23.54m
Sales Area	1,072 sq ft	99.59m ²

*There is an paved outside seating area to the rear of the property which measures approximately 634 sq ft (58.9m²) and an external store room/workshop of approximately 163 sq ft (15.16m²).

TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

EPC

A copy of the energy performance certificate is available on request.

RENT

£20,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

A service charge will be payable on an ad-hoc basis.

RATEABLE VALUE

To be assessed

We suggest that all interested parties should liaise with the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

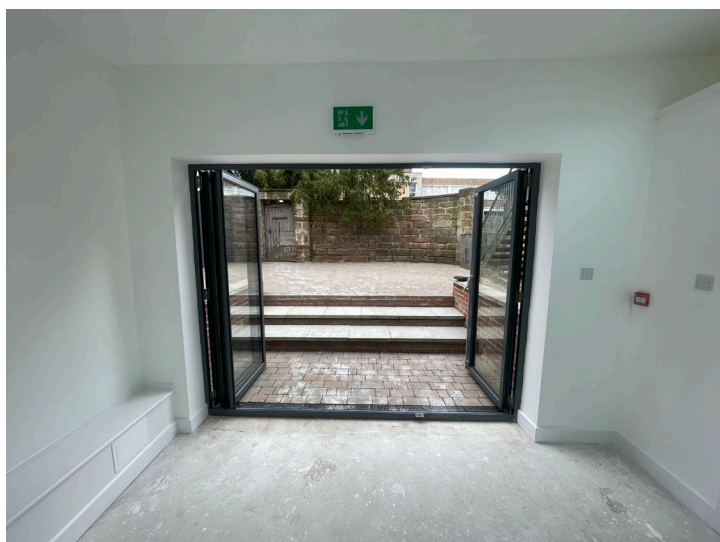
Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

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For more information, please contact:

George Xydias

Tel: 07956 014510

Email: george@creative-retail.co.uk

www.creative-retail.co.uk

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