

TO LET – RETAIL UNIT

97 High St, Bromsgrove,
Worcestershire, B61 8AQ



- Busy retail location
- Ample nearby car parking
- Close to Asda, Costa Coffee and Iceland.
- NIA 1,780 sq ft

LOCATION

The property fronts onto High St, lies at the junction with Mill Lane and forms part of the busy Bromsgrove shopping centre where numerous local and national operators are represented including **Dominos**, **Boots** and **Argos**.

DESCRIPTION

The premises comprise of a ground floor retail unit with appropriate staff facilities and access at the rear for deliveries.

ACCOMODATION

The premises comprise of the following approximate dimensions:

Internal width –	8.05 m	(24 ft 5 in)
Shop Depth –	25.2 m	(82 ft 8 in)
NIA	165.46 sq m	(1780 sq ft)

LEASE

The property is available by way of new full repairing and insuring lease upon terms to be agreed.

EPC

The property has an EPC rating of D (83). A copy of the Energy Performance Certificate can be made available upon request.

RENT

£30,000 per annum exclusive

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE	£22,960
BUSINESS RATES PAYABLE	£11,457pa

VAT

The premises are registered for VAT purposes.

SECURITY

It is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the Sole Retained Agents

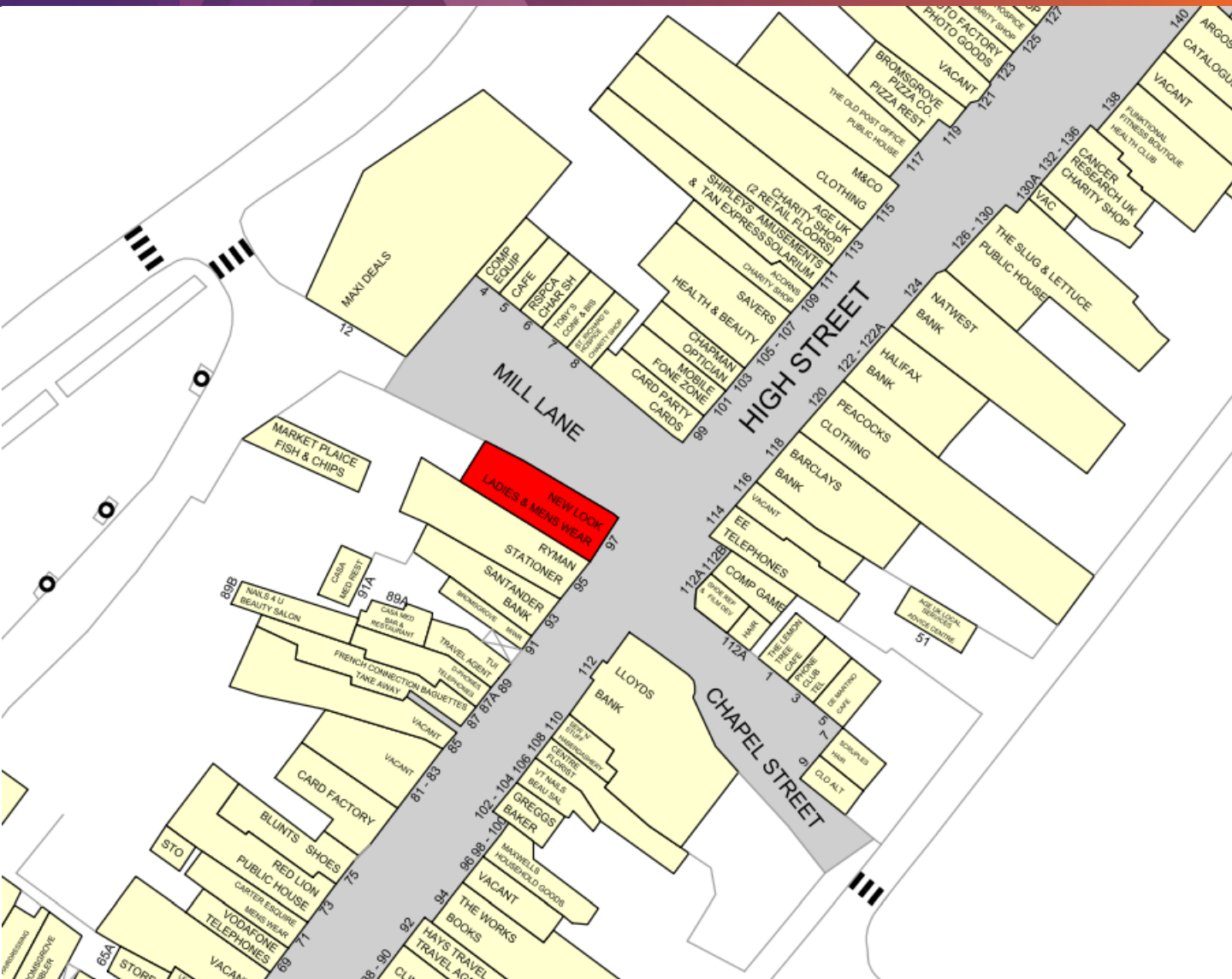
SUBJECT TO CONTRACT



CREATIVE RETAIL
PROPERTY CONSULTANTS

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