

**For Sale or To Let  
Shop  
&  
Upper Floors**

**NICHOLAS BRETT & CO**

Chartered Surveyors

**TEL: 01527 875669**

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



**10, Worcester Road, Bromsgrove B61 7AE**

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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- **Prominent Shop/Office fronting busy road**
- **For Sale Freehold or to Let – with vacant possession**
- **Popular and well established niche retail area of Bromsgrove within a few hundred yards of the main High Street and close to recently opened Waitrose Supermarket.**
- **Well established local traders close by include Hair & Beauty, Restaurants, Cafés, Estate Agents, Financial Services and Health Services**
- **Parking on road at front and several car parks close by**
- **100% small business rates relief may be available (subject to eligibility)**
- **May be suitable for various uses – subject to usual consents**

### Location

The property is situated in the popular and well established Worcester Road retail area just a few hundred yards from prime retail pitch on the High Street.

To the rear of the property Waitrose has recently opened a new Supermarket.

Well established local traders close by include Financial Services, Hair & Beauty, Estate Agents, Health Services, Café, Restaurants and Takeaways.

Street car parking is available close by together with several public car parks.

### Description

The property comprises of a ground floor retail unit together with storage, staff facilities and a W.C.

The upper floors comprise of several rooms including a bathroom and shower, which may be suitable for ancillary or living accommodation (subject to usual consents).

### Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width:	12'2"	(3.71m)
Shop Depth:	21'10"	(6.66m)
<b>Ground Floor Area:</b>	<b>276 sq ft</b>	<b>(25.6 sq m)</b>
First Floor Ancillary*:	179 sq ft	(16.6 sq m)
Second Floor Ancillary*:	241 sq ft	(22.4 sq m)

\*May be suitable as living accommodation – subject to usual consents

### Energy Performance Certificate (EPC)

The property has a rating of 114 (Band E). A copy of the EPC is available upon request.

### Tenure

The property is available either for sale freehold or on a new lease upon terms to be agreed:-

**For Sale** - £98,000

**Rent** - £8,500 per annum exclusive.

### PTO

**These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.**



## VAT

VAT will not be charged on the rent or sale proceeds.

## Rating Assessment\*

Rateable Value: £4,550

**\*The property may qualify for 100% small business rates relief.**

Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at [www.gov.uk](http://www.gov.uk). This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

## Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract April 19



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