For Sale or To Let

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk

119, High Street, Bromsgrove B61 8AA

- Rare opportunity
- Planning consent obtained for alterations to shop front and entrance door
- c.1,100 sq ft (c.102 sqm)
- Busy pedestrianised location close to Argos, Burton/Dorothy Perkins, M & Co, Specsavers, Peacocks, Slug & Lettuce, Savers & "Old Post Office" Public House
- May be suitable for various uses – subject to the usual consents
- Rear Servicing and parking for 1 Car

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

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Location*

The Property occupies a busy pedestrianised trading location in the popular and affluent Market Town of Bromsgrove.

There are market stalls on the High Street on several days of the week.

Occupiers close by include Peacocks, Argos, Ponden Mill, Specsavers, M & Co, Savers, The Slug & Lettuce and Dorothy Perkins/Burton.

It is adjacent to the recently opened "The Old Post Office" Public House operated by Amber Taverns.

Description*

The building comprises of a unique and characterful property forming part of the fomer Post Office.

It is open plan having several features including high ceilings, roof lights etc (see plans and photos).

It is considered the Unit may be suitable for various uses including retail, office, leisure etc – subject to the usual consents.

External pavement customer seating may be available at the front (subject to the usual licences).

At the rear there is a service yard where 1 car parking space will be included.

***If leased, consideration will be given to refurbishing the property to a "white box" standard including the shop front. Further details available upon request.**

Energy Performance Certificate (EPC)

The property has not yet been separately assessed, a survey shall be undertaken shortly.

Accommodation

Scaled from plans (see copies over), the property comprises of the following approximate gross internal floor areas:-

Ground Floor : 1,118 sq ft (104 sq m)

Tenure

The property is available for sale Freehold or upon a new lease upon terms to be agreed.

Terms

Freehold: £190,000
Lease: £19,500 per annum exclusive

VAT

VAT will be charged.

Rating Assessment*

The property has not yet been separately assessed for business rates purposes.

*Details obtained online at **www.gov.uk**.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract October 20 (revised)

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.

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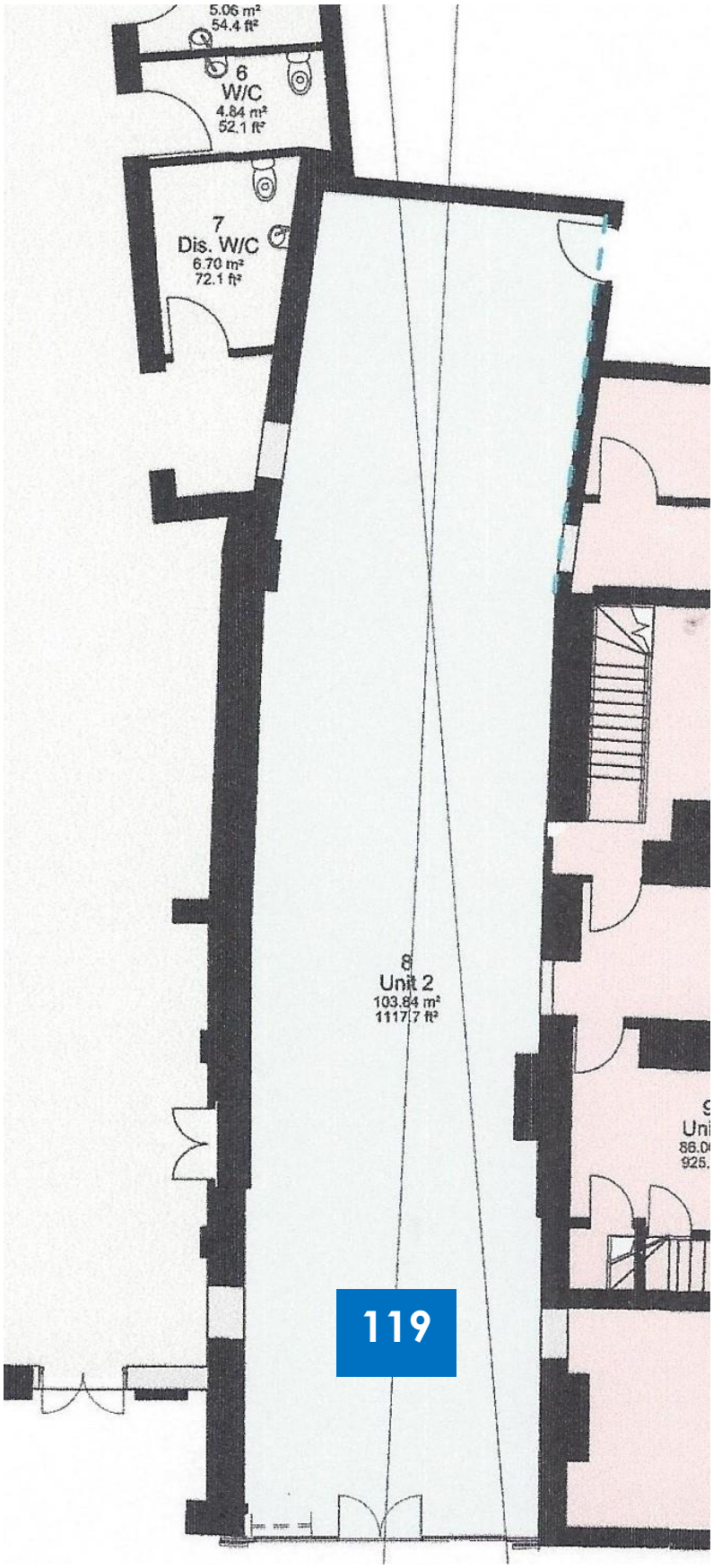

Plan not to scale – Scale copies available upon request

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Existing Elevation - Plan not to scale – Scale copies available

Proposed Elevation - Plans not to scale – Scale copies available

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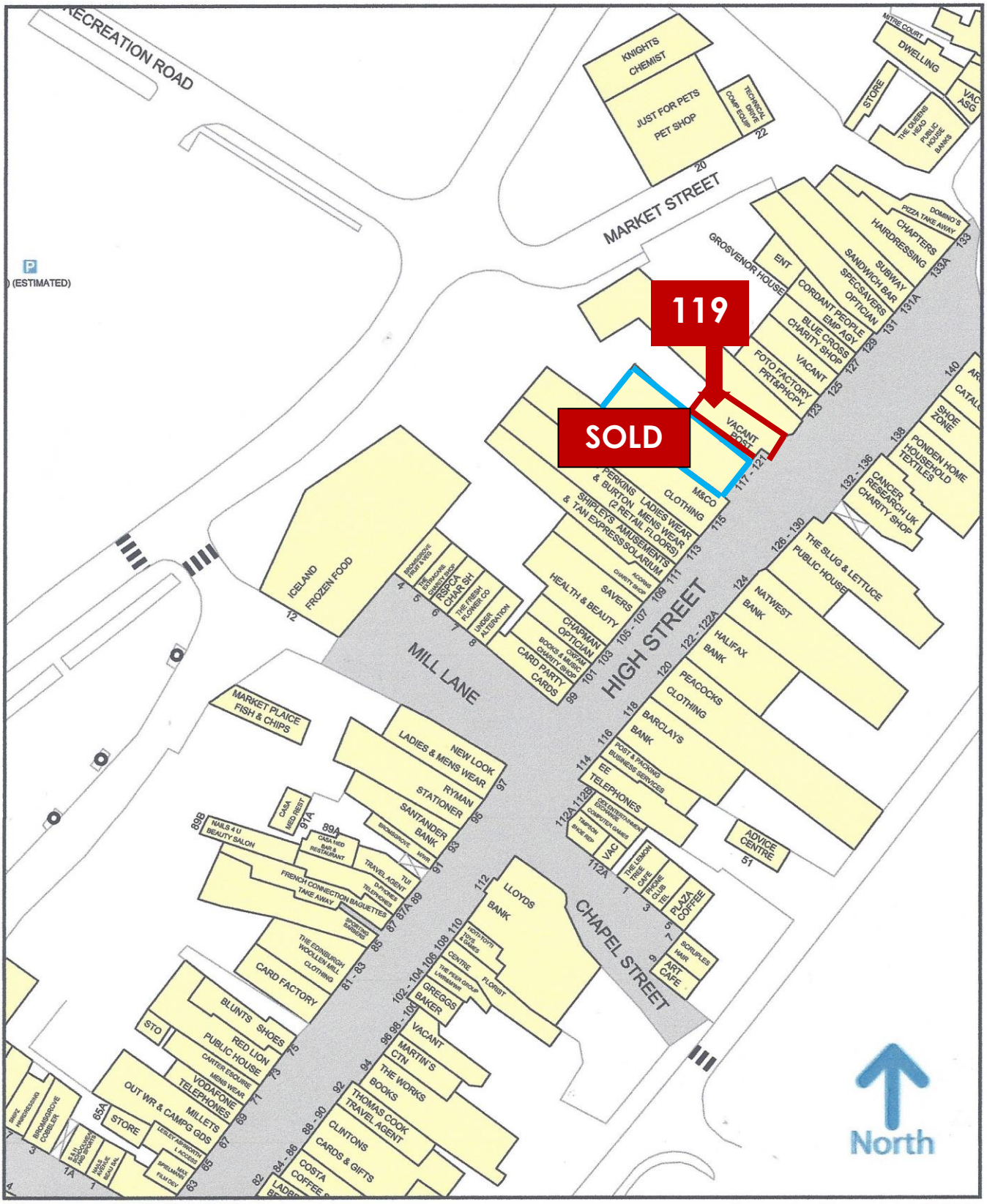

50 metres

Experian Goad Plan Created: 06/11/2018
Created By: Nicholas Brett and Co

Map data

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For more information on our products and services:
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