

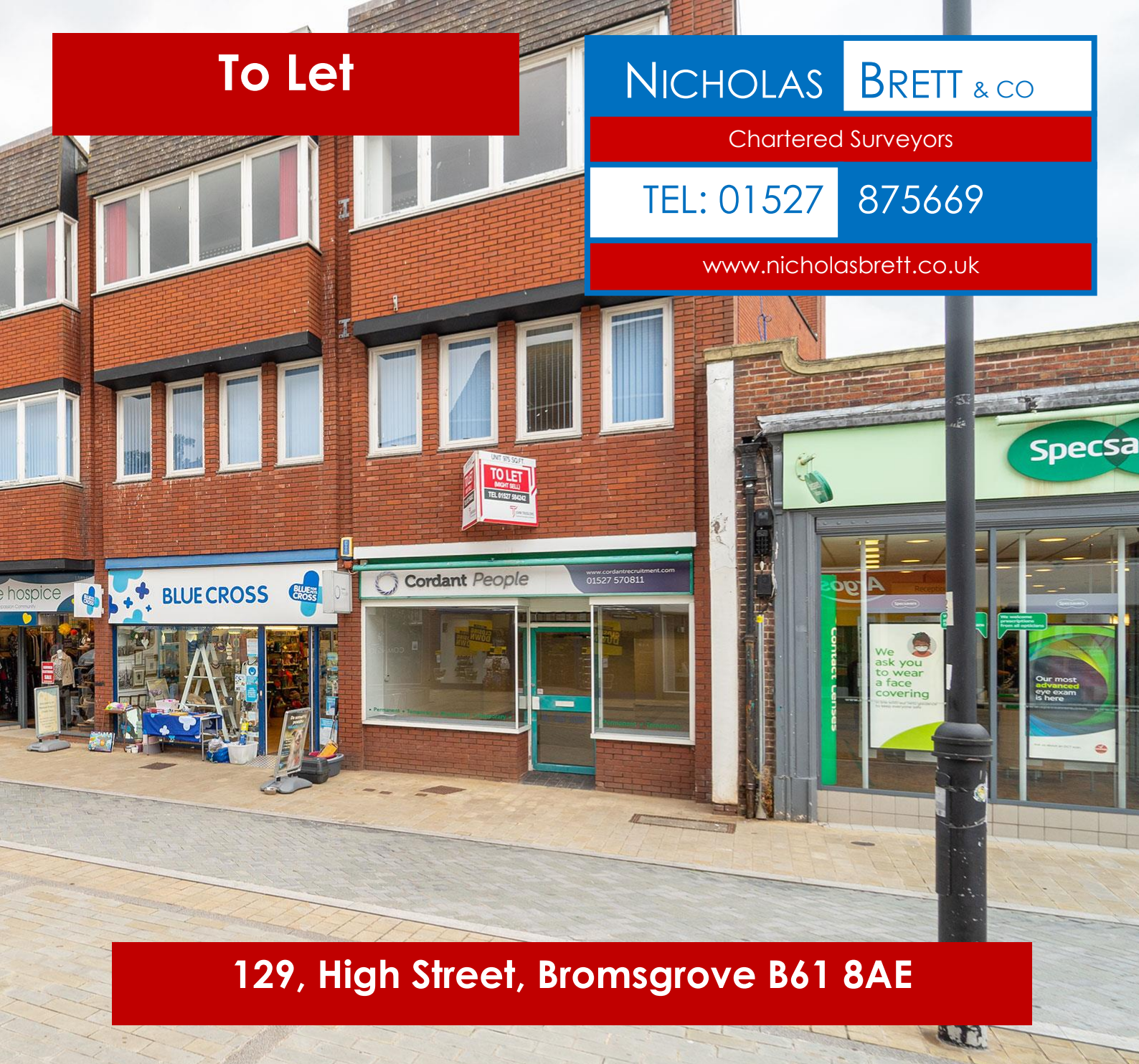
To Let

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



129, High Street, Bromsgrove B61 8AE

- Ready to “move in” – Fully Fitted Unit
- Ground Floor Retail/Office Unit of c.975 sq ft (c.91sqm)
- Busy pedestrianised location close to Argos, M & Co, Specsavers, Peacocks, Slug & Lettuce, Savers & National Westminster Bank
- 100% small business rates relief from 1.4.23 – subject to eligibility
- Rear Servicing and parking for 1 Car

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

Tel: 01527 875669

Email: nick@nicholasbrett.co.uk

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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, Specsavers, M & Co, Savers, The Slug & Lettuce and National Westminster Bank.

Description

The property comprises of a "ready to move in" retail/office unit suitable for various uses, subject to the usual consents.

It provides mainly open-plan retail space with a partitioned office and staff/kitchen area. There is also a W.C.

A video tour of the internal and external areas is available under the heading of "Video Tour".

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

Accommodation

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

Internal Width (Front):	15'3"	(4.65m)
Shop Depth:	54'8"	(16.7m)
Ground Floor:	975 sq ft	(91 sq m)

Energy Performance Certificate (EPC)

The property has a rating of 66 (Band C).

Tenure

The property is available on a new effectively FRI* lease upon terms to be agreed.

*There is a service charge to cover the landlord's cost of the repair & maintenance of common parts. The service charge is currently £938 + VAT pa.

Rent

£14,750 pa exclusive

VAT

VAT will be charged on the rent and other outgoings.

Rating Assessment*

Rateable Value (up to 31/3/23): £16,000

Rateable Value (from 1/4/23): £11,500

**This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 2022 to 2023, the standard multiplier is 51.2p, and small business multiplier is 49.9p.*

*Small business rates relief is available for properties with a rateable value of £12,001 to £15,000. **From 1/4/23 this property will qualify for 100% small business rates relief – subject to eligibility criteria.***

In addition, if eligible, retail, hospitality and leisure premises may receive additional reductions off their rates bill on top of other relief (up to a total value of £110,000 per business) as follows:-

- 50% off your business rates bills for the 2022 to 2023 tax year (1 April 2022 to 31 March 2023)
- 75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024)

This information should be verified by the new occupier. Further details available online at www.gov.uk, click [here](#) for specific details of this property.

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Video Tour

Click [here](#) for an External & Internal You Tube Video Tour Link

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Or our Joint Agent, John Truslove: 01527 584242

Subject to Contract November 22 (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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