

**To Let
Shop
&
Rear Courtyard Rooms
(may let shop separately)**

NICHOLAS BRETT & CO

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6 & 10b, The Strand, Bromsgrove B61 8AB

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- Very prominent Town Centre position on the edge of the High Street and close to several car parks
- High flow of passing vehicles
- Former Beauticians – fitted out a good standard
- May be suitable for various uses* – subject to usual consents
- Ground Floor Shop c.335 sq ft (31 sqm) + Staff Room & WC
- Rear Courtyard Offices/Treatment Rooms/Stores comprising of 3 linked rooms with separate Shower Room & WC – In total c.470 sq ft (44 sqm)
- Consideration may be given to letting the Shop separately
- Small business rates relief available – subject to eligibility
- Grade II Listed building

*Hot Food use will not be permitted



Rear Courtyard Offices/Treatment Rooms/Stores & separate Shower Room

Location

The property is situated in the popular and characterful area of The Strand, occupying a very prominent location overlooking a busy road and close to a pedestrian crossing linking The Strand to the High Street.

Occupiers close by include Specsavers, Dominos Pizza, Argos and Subway.

At the front is a Taxi Rank and there are several car parks in close proximity.

Description

The property comprises of characterful Grade II Listed ground floor retail premises with staff & WC facilities together with additional separate courtyard linked offices/treatment rooms/stores having a shower room with a WC.

Consideration may be given to letting the shop (no.6) separately – terms available on request.

It is considered, subject to the usual consents, that the property may be suitable for various uses including retail, offices, leisure, health etc. Hot food use will not be permitted.

Accommodation

The property comprises of the following approximate floor areas:-

No.6 (Front Shop):-

Ground Floor Sales Area:	335 sq ft (31 sqm)
Rear Staff Room:	35 sq ft (3 sqm)
WC	

No.10b (Courtyard):-

Room1:	180 sq ft (17 sqm)
Room 2:	131 sq ft (12 sqm)
Room 3:	160 sq ft (15 sqm)
Shower Room & WC	

Energy Performance Certificate (EPC)

No.6 (Front Shop):-

The property has a rating of 94 (Band D).

No.10b (Courtyard):-

The property has a rating of 71 (Band C).

Lease*

The property is available by way of a new lease upon terms to be agreed.

*The lease will be outside of the Landlord & Tenant Act 1954 (excluded from sections 24 - 28).

Rent*

£15,750 per annum exclusive.

*Consideration may be given to letting the shop (no.6) separately – terms available on request.

VAT

It is understood that VAT will not be charged on the rent and other outgoings.

Rating Assessment*

Rateable Value: £8,300

***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.

This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Details obtained online at:-

<https://www.gov.uk/introduction-to-business-rates>

PTO

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Video Tour

Click [here](#) for an external and internal You Tube Video Tour Link

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (see contact details)

Subject to Contract October 2026



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.

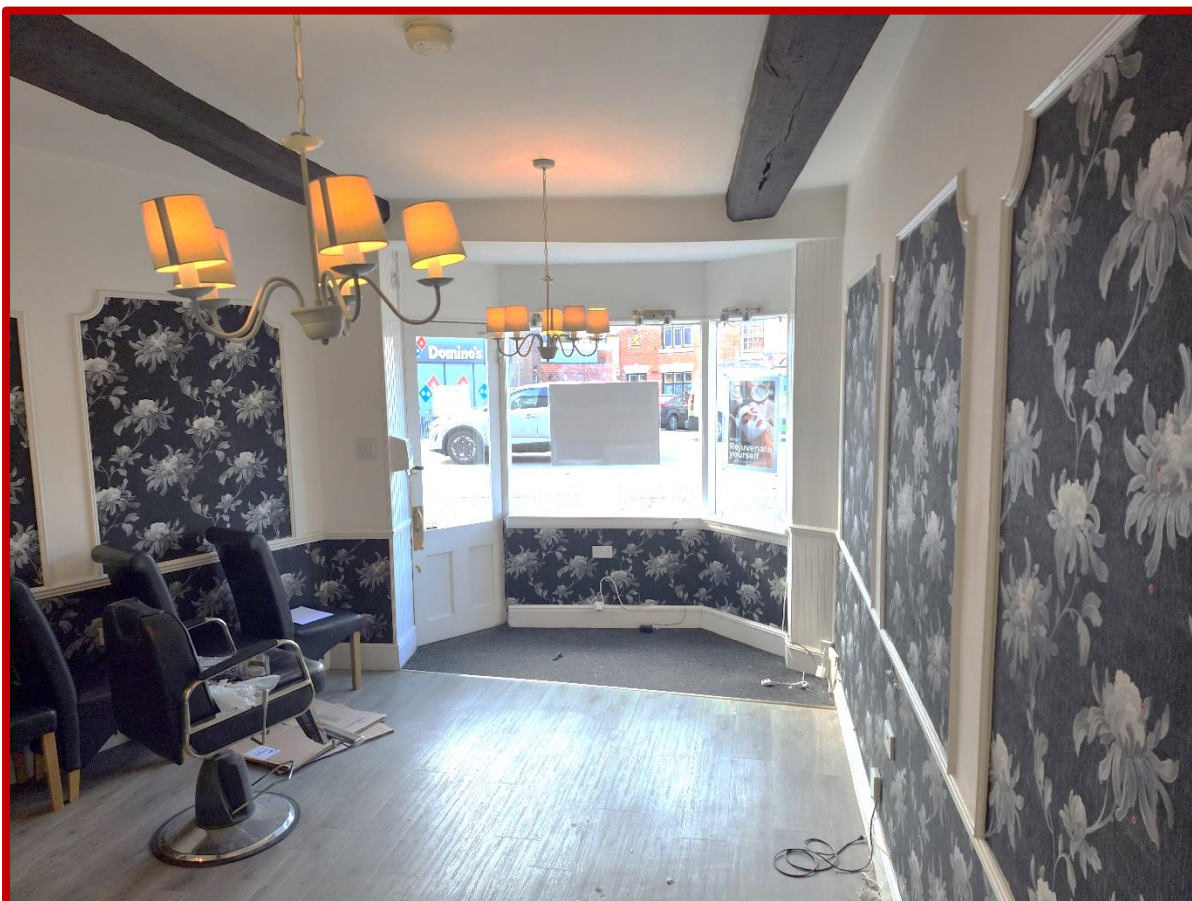
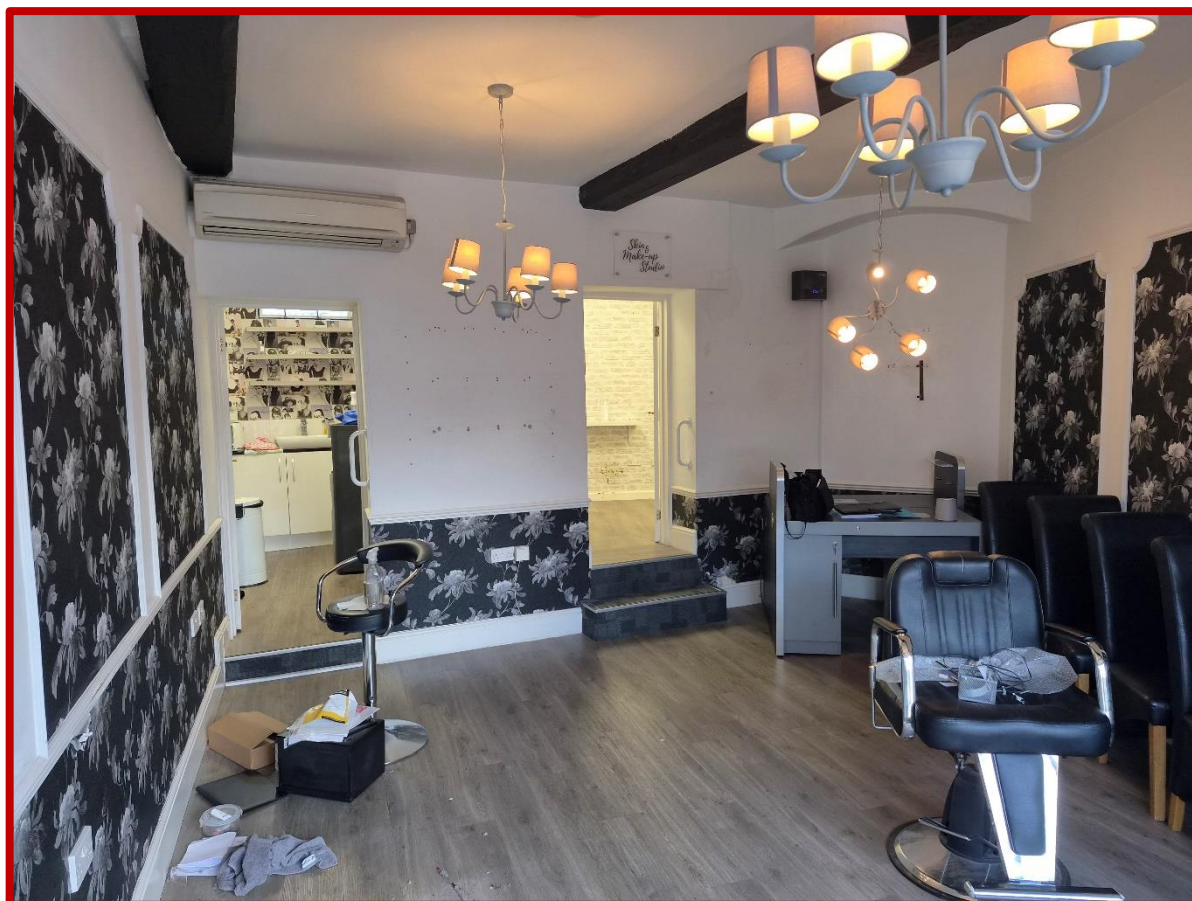
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No. 6 – Shop – Photos taken before previous tenant vacated



No. 10b – Rear Rooms – Photos taken before previous tenant vacated

