

PRIME SHOP TO LET

**67 HIGH STREET
BROMSGROVE
B61 8AQ**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk

***Half Rent available in first year*
(subject to terms & conditions)**



- Rare opportunity
- Refurbished including new Shop Front
- Grade II Listed Building
- Large Shop of c.1,845 sq ft (171 sq m)
- 100% Prime Retail Pitch
- Close to Boots, Costa Coffee, W H Smith, Edinburgh Woollen Mill, Clintons Cards & Greggs
- Rear vehicular servicing
- 1/2 Rent available in 1st year – subject to terms & conditions

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

Tel: 01527 875669

Fax: 01527 875512

Email: nick@nicholasbrett.co.uk

www.nicholasbrett.co.uk

Location

The property occupies a 100% prime pedestrianised location on the busy High Street.

Nearby traders include Boots, Costa Coffee, Poundland, Edinburgh Woollen Mill, Clintons Cards, Greggs, W H Smith and Holland & Barrett.

Description*

The property, also known as Shakespeare House, is a Grade II Listed building and dates to the 18th Century.

It has been extensively refurbished and altered to provide a large ground floor retail unit with residential accommodation upon the upper floors.

A new Shop Front has been installed and internally the unit is finished to a shell specification including WC's with services to a point.

In addition the rear yard has been refurbished to provide vehicular servicing and 2 allocated car parking spaces.

**Additional ancillary space may be available at first floor if required and subject to agreement of terms.*

Accommodation*

Scaling from plans, the property will comprise of the following approximate areas and dimensions:-

Internal Width (Front):	24'0"	(7.3m)
Shop Depth:	78'3"	(23.9m)
Ground Floor Sales:	1,845 sq ft	(171 sq m)

**Additional ancillary space may be available at first floor if required and subject to agreement of terms.*

Plans are available upon request.

Lease

The property is available upon terms to be agreed.

Rent*

£29,500 per annum exclusive.

Half rent may be available in the first year

**Subject to a minimum 5 year term and other terms and conditions – details available upon request.*

VAT

VAT isn't currently charged on the rent.

Rating Assessment

Rateable Value: £37,500*

**Current assessment which includes upper floors. Rateable Value will be reassessed following completion of the alterations.*

**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.*

If eligible, retail, hospitality and leisure premises could get 50% off their business rates bills for the 2022 to 2023 tax year (1 April 2022 to 31 March 2023) - up to a total value of £110,000 per business. This may be on top of other types of business rates relief a business may qualify for.

This information should be verified by the new occupier together with their eligibility for discounts, transitional arrangements and small business rates relief scheme. Further details available online at www.gov.uk.

Energy Performance Certificate (EPC)

As the property is Grade II Listed an EPC is not required.

PTO

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

Tel: 01527 875669

Fax: 01527 875512

Email: nick@nicholasbrett.co.uk

www.nicholasbrett.co.uk

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract April 22 (revised)



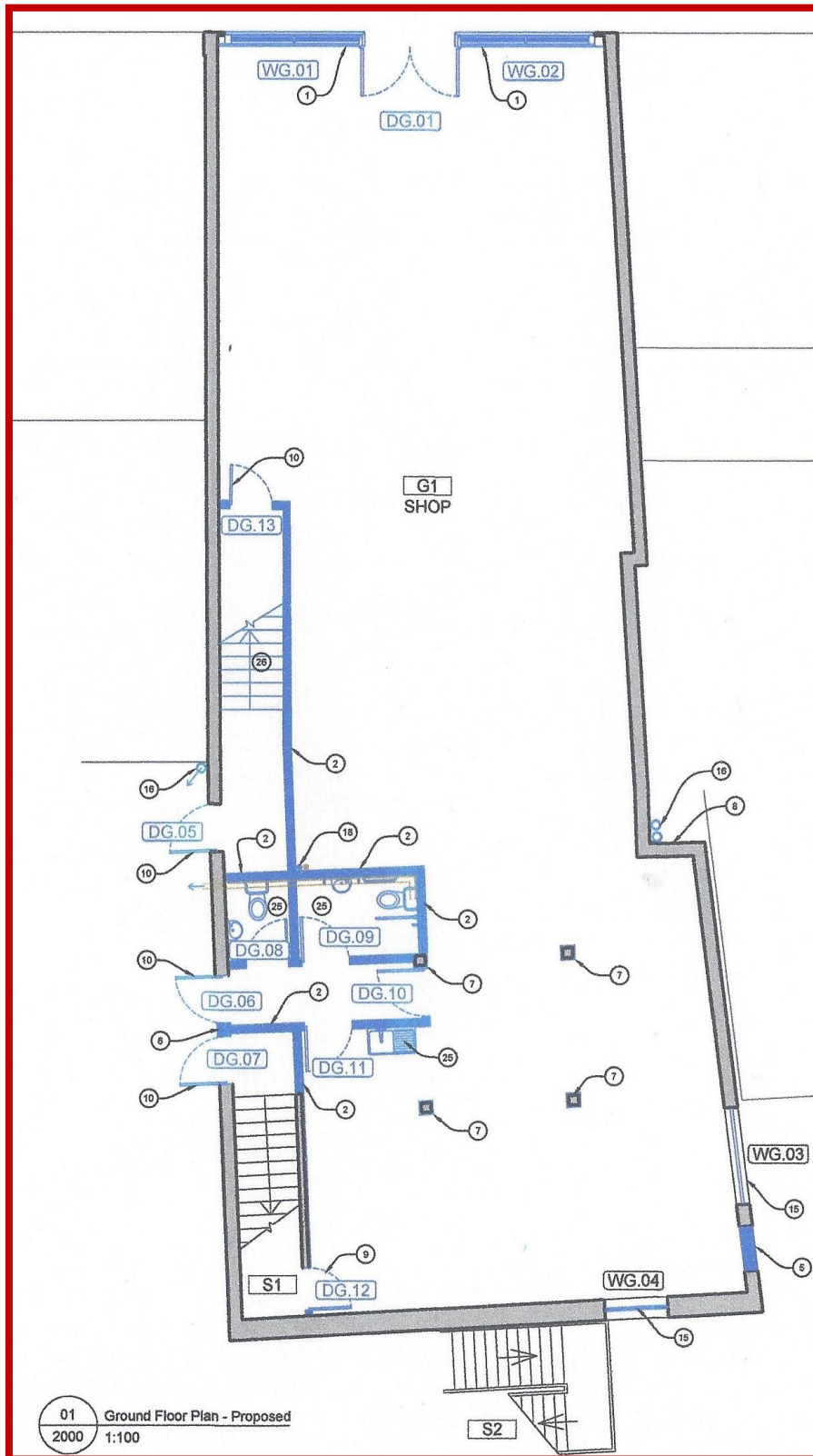
Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

Fax: 01527 875512

Email: nick@nicholasbrett.co.uk

www.nicholasbrett.co.uk



Proposed new Ground Floor Sales Area – Not to scale (scale copies available on request)

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.

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

Tel: 01527 875669

Fax: 01527 875512

Email: nick@nicholasbrett.co.uk

www.nicholasbrett.co.uk