

## Prominent High Street Retail Unit To Let

37.34m<sup>2</sup>  
(402ft<sup>2</sup>)

- Prominent high street retail unit
- Situated amongst a busy pedestrianised route
- Strong mix of independent and national retailers
- Major occupiers in the vicinity include Greggs, Costa Coffee, Card Factory and The Works
- Shared car parking to the rear
- Suitable for Class E uses such as: retail shop, café, office etc



**TO LET**



Location



Gallery



Contact

**FHP are pleased to present to market this prominent retail unit situated on Bromsgrove High Street, sat amongst a strong mix of independent and national retail and leisure brands.**

## Location

Bromsgrove is a growing market town with a catchment population of just over 100,000 residents, and lies approximately 9.5 miles South of Birmingham, 8 miles West of Redditch and 12 miles North-East of Worcester.

The subject property is situated on Bromsgrove High Street which provides a strong retail and leisure mix, and hosts Bromsgrove's popular outdoor market, which is held every Tuesday, Friday and Saturday between 9am-4pm.

## Description

The subject property comprises a self-contained retail unit on the ground floor with a main sales area, designated office/staff welfare space and kitchen & toilet facilities situated to the rear of the unit.

There is also shared car parking (not demised) to the rear of the property, accessed via Crown Close.





## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Main Sales	37.34	402
Ancillary/ Kitchen	6.84	74
<b>Total</b>	<b>44.18</b>	<b>476</b>

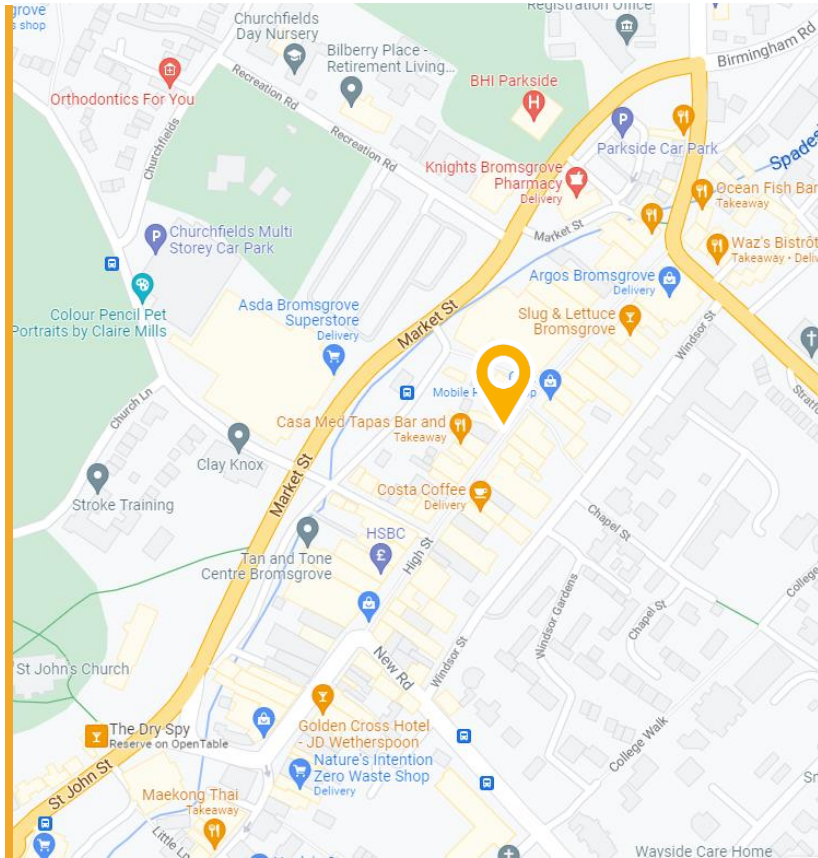
## Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rental of:-

**£10,000 per annum exclusive  
(Ten thousand pounds)**







## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

### Shop & Premises

**Rateable Value (2017): £9,700**

**Rateable Value (2023): £7,100**

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024** (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.

## Use

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Repairing Obligation

The new lease shall be granted on a full repairing and insuring basis.

## Legal Costs

Each party shall be responsible for their own legal costs.



## EPC

A copy of the Energy Performance Certificate is available upon request.

## VAT

VAT is payable in addition to the rent.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.