

TO LET



GROUND FLOOR SHOP

140 HIGH STREET, BROMSGROVE, B61 8ES



LOCATION

The premises are very prominently located in Bromsgrove Town Centre on the junction of High Street and Stratford Road. The property is immediately adjacent to Argos and opposite Subway, Dominos, Chapters Hair and Specsavers. Other major retailers located nearby include Shoe Zone and Ponden Home.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

NET GROUND FLOOR AREA 750 sq ft 69.7 sq m
TOILET FACILITIES

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£13,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment for the vacant retail unit is as follows:-

Rateable Value: £19,250

Rates Payable 2018-2019: £9,240

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 67 (Band C). A copy of the certificate is available upon request.

BUILDING INSURANCE

The ingoing tenant will be responsible for the cost of building insurance and we are advised that the current annual amount is approximately £650 inclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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