

FOR SALE



FREEHOLD INTEREST - PART LET

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/CURRENT TENANCIES

The premises comprise a vacant ground floor retail unit, together with basement and part ground floor currently let to William Hill on a 20 year lease from 15 October 2004 at a rental of £18,000 pa, and first floor, where the tenant is holding over on a lease which expired 25 November 2014 at a rental of £7,000 pa.

ACCOMMODATION

The approximate internal area of the vacant ground floor unit is detailed below:-

VACANT GROUND FLOOR RETAIL UNIT

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

TENURE
Freehold.

PRICE
£375,000.

ALTERNATIVELY

The ground floor retail unit is available to let on a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years at a rental of £13,500 per annum (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.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the price/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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