

# TO LET



## SHOP WITH OFFICES/STORAGE ABOVE 106 HIGH STREET, BROMSGROVE, B61 8EX



### LOCATION

The premises are well located on the main High Street in Bromsgrove Town Centre, adjacent to Greggs and close to Holland & Barrett, Costa, Lloyds Bank, etc.

### DESCRIPTION

The premises comprise a three storey Listed building.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>GROUND FLOOR</b>		
INTERNAL WIDTH	13'0"	4.0 m
NET GROUND FLOOR AREA	530 sq ft	49 sq m
<b>FIRST FLOOR</b>		
OFFICE/STORAGE	240 sq ft	22 sq m
<b>SECOND FLOOR</b>		
OFFICE/STORAGE	340 sq ft	32 sq m

### 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

£17,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £14,000

Rates Payable 2018-2019: £6,720

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

### BUILDING INSURANCE

The ingoing tenant will be responsible for the cost of building insurance and we are advised that this is currently £256 for the year to March 2019.

### 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 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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