

# TO LET



## FOR SALE OR TO LET GROUND & FIRST FLOOR RETAIL UNIT 138 HIGH STREET, BROMSGROVE, B61 8ES



### LOCATION

The premises are well located on the main High Street in Bromsgrove Town Centre, immediately adjacent to Shoe Zone and close to major occupiers including Argos, Subway, Specsavers, Dominos, etc.

### DESCRIPTION

The premises comprise a ground floor retail unit with first floor storage accommodation, formerly trading as Ponden Home.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>GROUND FLOOR</b>			
INTERNAL WIDTH	33'7"	10.2 m	
SHOP DEPTH	67'5"	20.6 m	
NET GROUND FLOOR AREA	2015 sq ft	187 sq m	
<b>FIRST FLOOR</b>			
STORAGE	1750 sq ft	163 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

£39,500 pa (exclusive of rates).

### SALE

Alternatively, the freehold interest is for sale at a price of £395,000.

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £40,000

Rates Payable 2019-2020: £19,640

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 79 (Band D). A copy of the certificate is available upon request.

### BUILDING INSURANCE

The incoming tenant will be responsible for the cost of building insurance and we are advised that the current annual amount is approximately £900 pa.

### 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/price, however, interested parties are advised to make their own enquiries.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Internal Video - <https://youtu.be/VWtIK54Egjc>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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