

# TO LET



## GROUND FLOOR RETAIL UNIT 4 MILL LANE, BROMSGROVE, B61 8AG



### LOCATION

The premises are well located within Bromsgrove Town Centre on Mill Lane which is the main link to the High Street from Asda and the main town centre car park. Nearby occupiers include Iceland, New Look, Card Party, St Richards Hospice and RSPCA.

### DESCRIPTION

The premises comprise a ground floor retail unit with first floor staff/storage having the benefit of good rear loading facilities.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>GROUND FLOOR</b>		
INTERNAL WIDTH	15' 11"	4.85 m
SHOP DEPTH	49' 6"	15.08 m
NET GROUND FLOOR AREA	750 sq ft	70 sq m
<b>FIRST FLOOR</b>		
STORAGE/STAFF AREA PLUS TOILET	270 sq ft	25 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

£12,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: £14,500. Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 109 (Band E). A copy of the certificate is available upon request.

### BUILDING INSURANCE

Building insurance is £527.40 per annum.

### 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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Internal Video – <https://youtu.be/gFgmoZa7G48>

External Video – <https://youtu.be/e-UMz5gOBzI>

### VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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