

FOR SALE OR TO LET



138 & 140 HIGH STREET, BROMSGROVE, B61 8ES



LOCATION

The premises at 140 High Street which were previously occupied by Shoe Zone are situated on the main High Street adjacent to **Argos** and **Funktional Fitness** and opposite **Specsavers, Subway & Chapters Hair**

ACCOMMODATION

The premises comprise a ground floor retail unit with first floor storage/staff accommodation. Approximate internal dimensions and areas are detailed below:

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

£25,000 pa (exclusive of rates).

GROUND FLOOR

NET GROUND FLOOR AREA 1615 sq ft 150 sq m

FIRST FLOOR

NET FLOOR AREA 958 sq ft 89 sq m

VAT

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

BUILDING INSURANCE AND SERVICE CHARGE

Building insurance is **£488** per annum. Service charge is **£4810** per annum

ENERGY PERFORMANCE CERTIFICATE

The premises – 140 High Street has a rating of **79 (Band D)**. A copy of the certificate is available upon request.

LEGAL COSTS

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video - <https://youtu.be/X-3moCwf3Ec>

First Floor Video - <https://youtu.be/zodvMCna4wY>

FREEHOLD

The owners will consider sale of the Freehold interest of 140 High Street with vacant possession together with 138 High Street at a figure of **£700,000 + VAT**

138 High Street is let to Argos on a 10-year lease from 28th March 2014 at a rental of **£56,350**.

We have not measured the Argos unit but understand the total floor area is approximately 15,000 sq ft (1394 sq m) on Ground, First and Second Floor.

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.