



Picton Jones & Co
0121 643 3232

TO LET
PRIME SHOP AND PREMISES
104 HIGH STREET
BROMSGROVE, WORCESTERSHIRE, B61 8EX



- **PRIME TRADING LOCATION WITHIN PEDESTRIANISED HIGH STREET**
- **FULLY FITTED, READY TO TRADE**
- **NEW LEASE – COMPETITIVE RENTAL**
- **IMMEDIATE OCCUPATION**

SITUATION/LOCATION

Bromsgrove is located some 12 Miles South West of Birmingham and is an attractive and prosperous suburb of the West Midland Conurbation. The Town has a population of some 25,000 and benefits from its close proximity to the M42 and M5 Motorways.

The Property lies within the middle of the Pedestrianised High Street with adjoining and nearby Retailers including The Works, Card Factory, Tui, Rymans, new Greggs, new Loungers, new Coffee #1, etc. – See Pitch Plan Over.

DESCRIPTION/ACCOMMODATION

The property comprises Ground Floor Sales together with First and Second Floor Office / Storage Accommodation and benefiting from Rear Servicing / Car Parking Facilities.

Ground Floor Shop is fully fitted out, with a Shop Front, Lined / Plastered Walls, Suspended Ceiling with Gridmate Lighting, etc - Ready To Trade.

The Upper Floor Accommodation comprises fully fitted out Offices, currently occupied in conjunction with the shop although benefiting from its own Rear Accessing / Servicing arrangements.

Gross Frontage:	18' 6"
Internal Width	17' 0" widening to 21' 8" -at rear
Ground Floor Area	931 sq ft
First Floor Offices	546 sq ft
Second Floor Offices	356 sq ft

TENURE:

The premises are to be made available by way of a New Lease for a Terms to be Agreed on effective FR&I Terms, subject to a 5 yearly review pattern at an Asking Rental of £18,000 p.a.x.

RATEABLE ASSESSMENT:

We are verbally advised that the premises have a Rateable Value of £15,250 with rates payable for 2024/2025 of £7,609.75.

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1st April 2024 until 31st March 2025 (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

LEGAL COSTS:

The ingoing Tenants to be responsible for all legal costs associated with the transaction.

VIEWING:

STRICTLY BY APPOINTMENT with the Sole Retained Agents.
Contact Messrs Picton Jones & Co on 0121 643 3232
(Ref. GWC/08/2024).

SUBJECT TO CONTRACT



60B Bridge House, Waterside, Dickens Heath, Solihull, B90 1UD

Email: enquiries@picton-jones.co.uk