

**PRIME RETAIL UNITS AVAILABLE**

**SUBJECT TO VACANT POSSESSION  
TO LET – AS A WHOLE OR  
INDIVIDUALLY**

**113 & 115 HIGH STREET  
BROMSGROVE  
B61 8AE**



**LOCATION**

The properties occupy a busy pedestrianised trading location in the popular and affluent Market Town of Bromsgrove.

Occupiers in close proximity include **ARGOS, SPECSAVERS, SAVERS, THE SLUG & LETTUCE, NEW LOOK** and **BARCLAYS BANK**.

There are market stalls on the High Street on several days of the week.

**DESCRIPTION**

The premises comprise of 2 large self contained modern and fitted out retail units arranged over ground and first floors which could be let as individual units or combined, subject to the usual consents and surveys to provide a single large retail unit.

Servicing and loading facilities are available to the rear.

**ACCOMMODATION**

	<b>Ground Floor Sales</b>	<b>First Floor</b>
<b>No. 113</b>	<b>3,400 sq ft (316m<sup>2</sup>)</b>	<b>2,400 sq ft (223m<sup>2</sup>) – Sales</b>
<b>No. 115</b>	<b>3,400 sq ft (316m<sup>2</sup>)</b>	<b>2,500 sq ft (232m<sup>2</sup>) - Storage</b>
<b>Combined</b>	<b>6,800 sq ft (632m<sup>2</sup>)</b>	<b>4,900 sq ft (455m<sup>2</sup>)</b>

**Rent**

**113 High Street                    £37,500 pax**  
**115 High Street                    £35,000 pax**

**TENURE**

The premises are available by way of new FRI leases upon terms to be agreed.

Both properties are currently occupied on short term tenancies and vacant possession can be obtained upon serving prior notice.

**EPC'S**

**113 High Street** - The Energy Performance Asset Rating of the premises currently falls within Category D.

**115 High Street** - The Energy Performance Asset Rating of the premises currently falls within Category C.

**RATES**

We have made enquiries via the Valuation Office Website which confirms the Rateable Values for the premises are as follows:-

**Rateable Value (2017 Assessment)**

**113 High Street                    £42,250**  
**115 High Street                    £37,750**

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

**LEGAL COSTS**

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

**VIEWING**

Viewing is strictly by prior appointment with the Joint Retained Agents:-

**Adam Lazenbury**  
**Tel: 0121 410 5542**  
**Email: [adam.lazenbury@wrightsilverwood.co.uk](mailto:adam.lazenbury@wrightsilverwood.co.uk)**

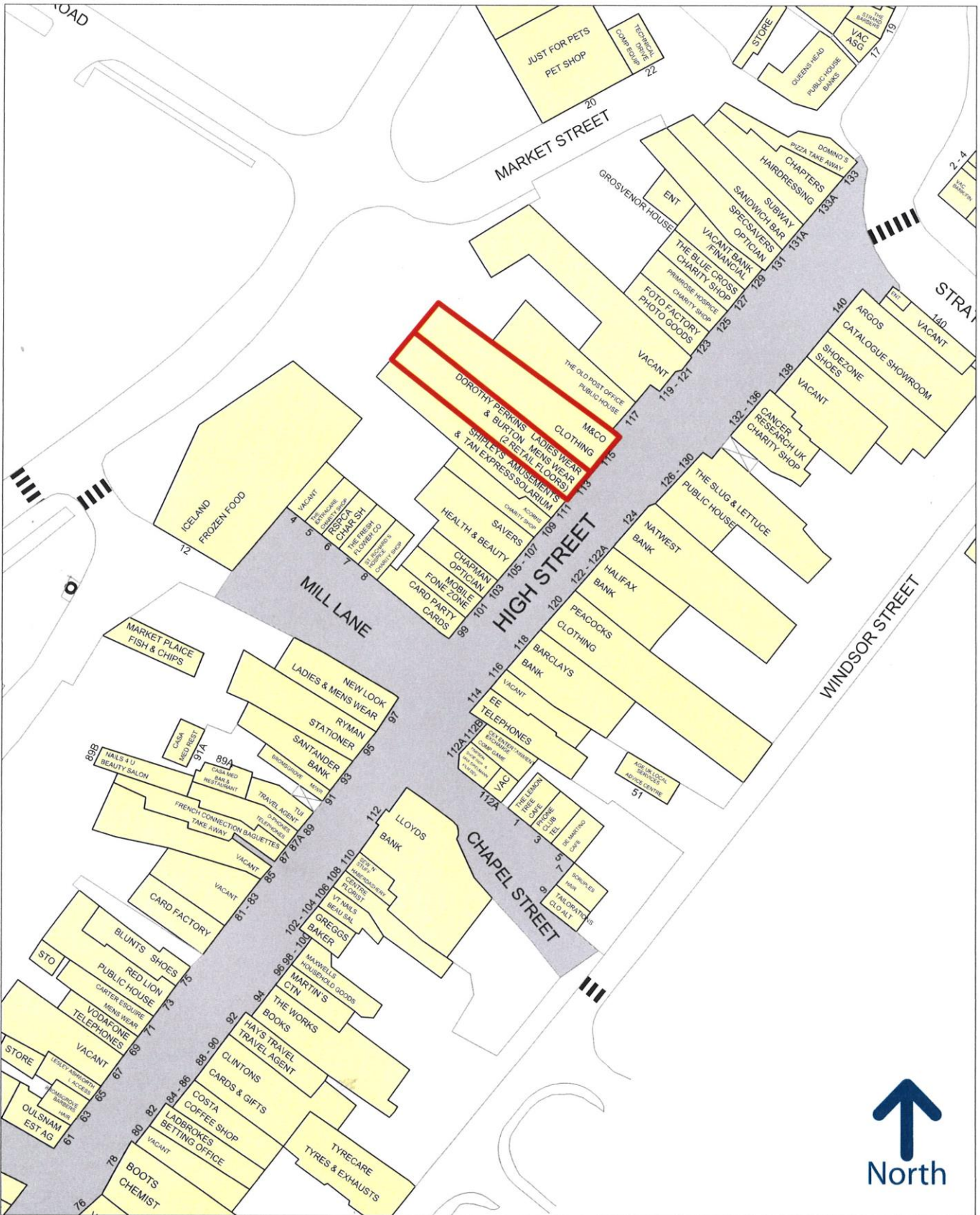
Or

**Nicholas Brett & Co**  
**01527 875669**

**All transactions are stated exclusive of VAT**  
**Subject to Contract**

**Date:     April 2022**

**0121 454 4004**



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