

TO LET

485 Birmingham Road, Marlbrook,
Bromsgrove, Worcestershire, B61 0HZ



Location

The premises are very prominently situated within an established parade of commercial premises located on the junction with Golden Cross Lane and the main Birmingham Road (A38) approx. half a mile from both Junction 1 of the M42 and Junction 4 of the M5.

Description

The property is directly opposite **Miller & Carter** and adjacent to **Sculpture Hair Studio** and **Wilkes Associates Accountants**.

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Accommodation

The premises comprise a self-contained ground floor property with excellent forecourt car parking.

The property has gas central heating throughout from a modern Worcester Bosch boiler.

The premises benefit from LED lighting and an electrically operated steel roller shutter.

Address	SqM	SqFt
Ground Floor	64.57	695
Total	64.57	695

Rent

Year 1: £12,000 Per Annum Exclusive.

Years 2-5: £15,000 Per Annum Exclusive.

EPC

The premises has a rating of 60 (Band C). A copy of the certificate is available upon request.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

Business Rates

We are advised that the rating assessment is as follows:
Rateable Value: **£3,150**.

Please contact the Local Authority for further information.

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

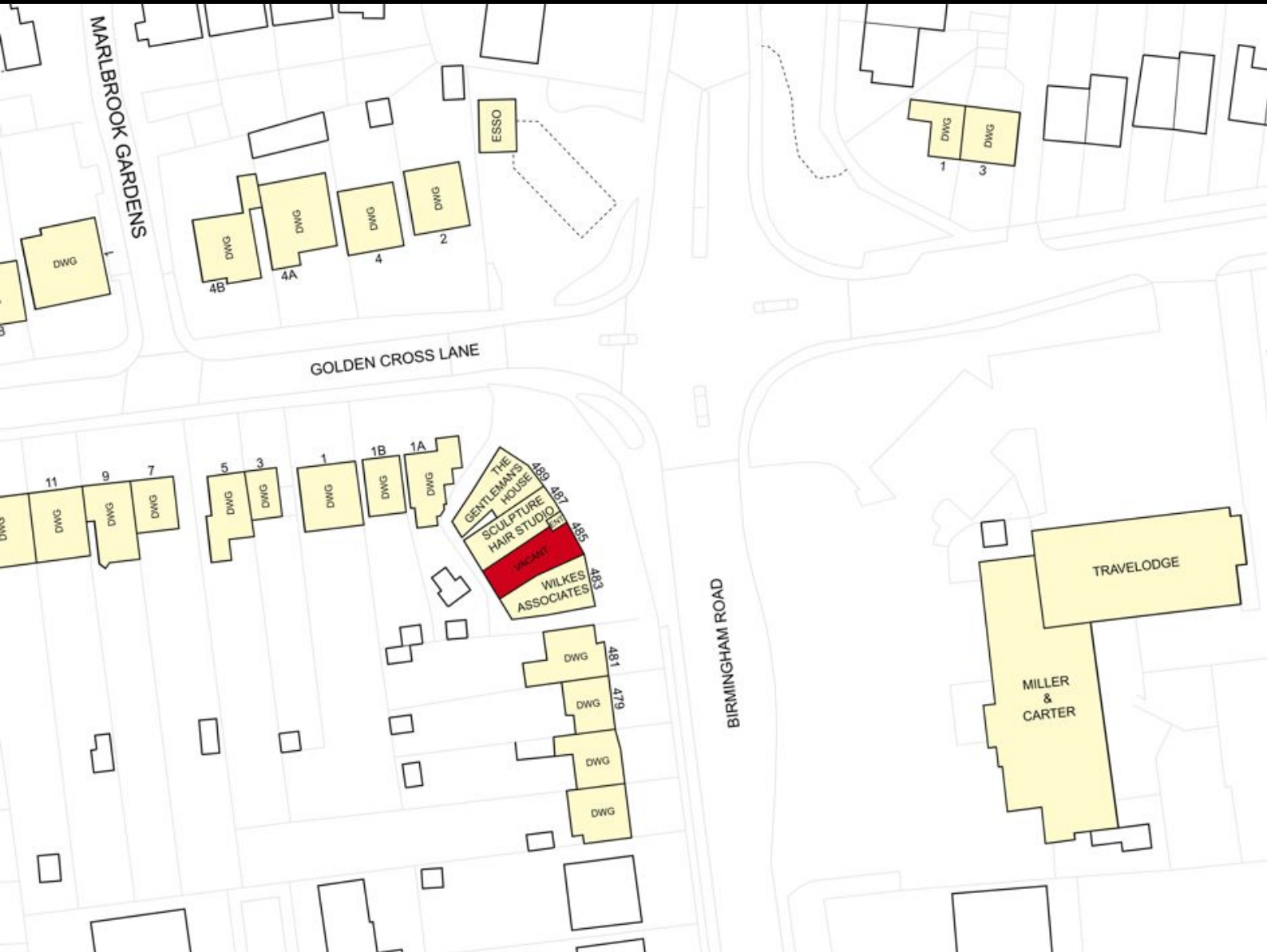
Strictly by appointment with the Joint Retained Agents.

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