

For indicative purposes only



**GUIDE PRICE**

£140,000



**RATEABLE VALUE**

£13,250



**EPC RATING**

D-90



**FG Auctions**



**80 High Street**

**Bromsgrove, B61 8EX**

Freehold Auction Sale | Two Storey Retail Premises | 1,290 Sq Ft (120 Sq M)



**FOR SALE**



## Location

Bromsgrove lies approximately 9½ miles south of Birmingham, 8 miles west of Redditch and 12 miles north east of Worcester. It is well placed in terms of main road and rail communications being served to the north by junction 4a of the M5 motorway which links with the M42 and to the south by junction 5 of the M5. Birmingham and Birmingham International Airport and railway station are within a half hour drive and London is approximately 2 hours via the M42/M40.



## Description

The property comprises a two-storey retail property of brick construction with a glazed frontage located in the middle of Bromsgrove High Street.

The ground floor comprises an open plan retail area with storage. The first floor provides a small amount of office space as well as kitchen and toilet facilities.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Retail	379	35.25
Ground Floor Stores	596	55.37
First Floor Store/Office	314	29.23
<b>Total</b>	<b>1,290</b>	<b>119.85</b>



## Further Information

### Guide Price

£140,000.

For sale by online auction (subject to sale prior, reserve and conditions).

### Tenure

Freehold with vacant possession.

## Title Number

WR20187

## Finance Your Purchase

If you require advice on how to finance a purchase through Auction, please go to [www.cherrystreetfinance.com](http://www.cherrystreetfinance.com) our trusted partners, or ask our team for further details.

## Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions).

## Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective purchaser to make all necessary enquiries prior to the auction.

## Conditions of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

## Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

## Sellers Solicitors

SME Solicitors  
Contact: Jack Smith  
Tel: 01905 723 561  
Email: [jack.smith@smesolicitors.co.uk](mailto:jack.smith@smesolicitors.co.uk)

## Buyers Fee

The purchase of this property is subject to a combined buyer and admin fee of £5,760 including VAT as stated on the auction listing. These fees will be automatically collected at the end of the auction from the registered payment card. The buyer will also be required to reimburse the search fees of £1,200 including VAT.

## Deposit

The balance of the 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

## Legal Costs

Each party to bear their own legal costs in respect of this transaction excluding the cost for searches detailed above.

## Services

We understand that mains services are available to the property, namely mains water, electricity and drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## Business Rates

Rateable Value £13,250.

## EPC

Energy Performance Rating D-90.

## Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

## Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

VAT is not chargeable in respect of this transaction.



# 80 High Street, Bromsgrove




## Approximate Travel Distances

- Locations**
- Worcester - 14.2 miles
  - Birmingham - 15.1 miles

- Nearest Station**
- Aston Fields - 1.2 miles

- Nearest Airport**
- Birmingham International - 22.1 miles

## Viewings

 **Lauren Allcoat**

01905 728 449

07738 981 480

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 **Ellie Salmon**

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**FGAuctions**

[fishergerman.co.uk](https://fishergerman.co.uk)



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Particulars dated December 2024. Photographs dated June 2023.