

TO LET



Large Ground Floor Premises BROMSGROVE - 27/29 HIGH STREET, B61 8AJ



LOCATION

The premises are located in a very prominent position within the non-pedestrianised section of Bromsgrove High Street. The property is close to **Poundland, West Brom Building Society, Golden Cross Pub** etc

DESCRIPTION

The premises comprise a large ground floor premises formerly occupied by Affordable Eye Care. The property benefits from excellent rear loading facilities and three car parking spaces.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	33'0"	10.0 m
SHOP DEPTH	106'6"	32.5m
TOTAL GROUND FLOOR AREA	3435 sq ft	319 sq m

LEASE

The property is available by way of a new fully repairing and lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£30,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£31,750**

Please contact the Local Authority for further information.

BUILDING INSURANCE & SERVICE CHARGE

The current building insurance is approximately **£2442** per annum.

There is no Service Charge.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 45 (Band B). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor - <https://youtu.be/WB97oN9mBW4>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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