



76 Birmingham Road
Bromsgrove, B61 0DD

**Ground Floor prominent
versatile Shop**

1,223 sq ft
(113.62 sq m)

- Prominent Position within Town Centre
- Large display window
- Convenient parking
- 2 mins from M42

Summary

Available Size	1,223 sq ft
Rent	£25,000 per annum
Rateable Value	£17,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The thriving town of Bromsgrove developed principally along the A38 (the former Bristol Road from Birmingham.)

The property is situated in a prominent position on one of the main arterial routes into Bromsgrove Town Centre within a busy parade of shops being just north of the High Street shopping.

Description

The property comprises a prominent versatile open plan showroom with large display frontage to Birmingham Road.

The showroom / retail area extends to 1133 sqft, in addition there is a small store, kitchenette and WC/Shower Room.

The total Net Internal Floor Area is 1223 sqft.

Heating by way of gas fired boiler connected to metal radiators together with lighting are installed throughout.

Outside one parking space is provided in the rear car park, however ample on street parking is available in front of the property along Birmingham Road.

Rent

£25,000 pa exclusive

Tenure

New Business lease for a term of 5 or more years.

Services

All mains services are available

Rateable Value

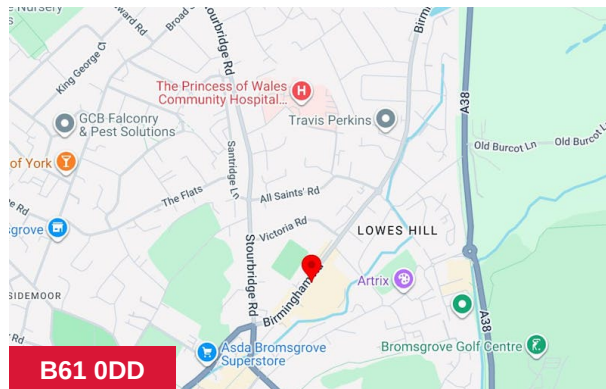
£17,250

EPC

To be confirmed

Viewing

Strictly by appointment with our reception on 01527584242



Viewing & Further Information



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