



68 Birmingham Road
Bromsgrove, B61 0DD

Prominent Salon & Treatment Rooms

785 sq ft
(72.93 sq m)

- Prominent Position within Town Centre
- Suitable for variety retail / uses
- Open plan Ground Floor retail
- Two First Floor Treatment Rooms
- less 5 mins from M42

Summary

Available Size	785 sq ft
Rent	£15,600 per annum
Rateable Value	£6,800
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

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 ground floor provides a bright and open plan retail area, enhanced by a large feature skylight above the stairwell which allows for excellent natural light throughout. To the rear are two useful utility/storage areas along with an accessible WC. French doors open onto a private, low-maintenance enclosed rear garden, providing additional flexibility for business use and access via a rear gate.

The first floor comprises two well-proportioned treatment rooms, both fitted with wash hand basins, with one also benefiting from a shower facility. Existing plumbing and floor sockets are in place, making the space readily adaptable for similar uses or alternative configurations, subject to the necessary consents.

The Total Net Internal Floor area is 765 sqft.

On street parking is available along Birmingham Road.

Rent

£15,600 pa exclusive

Tenure

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

Services

All mains services are available

Rateable Value

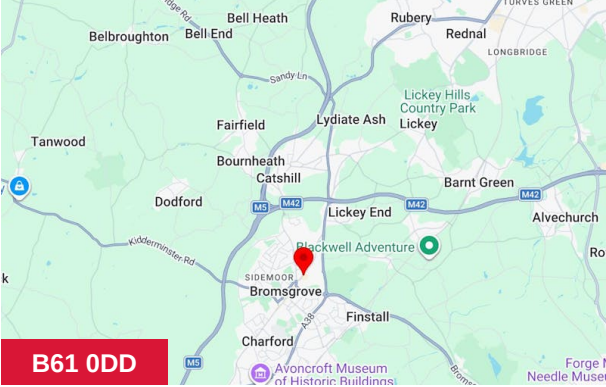
£8600

EPC

C75

Viewing

Strictly by appointment with our reception on 01527584242



Viewing & Further Information



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