MIXED USE, RETAIL | FOR SALE

VIEW ONLINE



10 HIGH STREET, BROMSGROVE, B61 8HQ

830 SQ FT (77.11 SQ M)

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An Opportunity to Acquire a Freehold Mixed-Use Investment/Owner-Occupier Property Situated on Bromsgrove's Pedestrianised High Street

- Mixed-Use Freehold Property on Bromsgrove's Pedestrianised High Street
- Ground floor Class E Commercial Unit of Approximately 805 sq ft
- Two Self-Contained Two-Bedroom Flats on the Upper Floors, with Separate Access
- Suitable for Investors or Owner-Occupiers
- Excellent Road and Rail Connectivity, Close to the M42 and M5
- Affluent North Worcestershire Catchment
- Offers in the Region of £300,000





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DESCRIPTION

The property comprises a three-storey, red-brick mixed-use property with a traditional glazed shopfront and a distinctive first-floor bay window.

The ground floor provides an open-plan sales area leading through to stockroom accommodation and staff welfare facilities at the rear.

The upper floors are accessed via a separate entrance and comprise two two-bedroom flats, both with en-suite and offering good sized residential accommodation.

The residential is currently let and producing a combined rental income of £21,000 per annum exclusive.

The commercial space will be offered with vacant possession.

Additional information; Both properties accessed by side entrance owned by next door, but with access permissions. 10A is semi detached, hall with plumbing for washing machine and staircase . Open plan living room and kitchen. Upstairs, house bath room , two bedrooms with en-suite in main. Electric storage heaters.

10B is over shop. Hallway with kitchen off, bathroom and staircase. Large living room. Upstairs main bedroom with en-suite and second bedroom. There is gas to premises but is capped off and just heated by electric.





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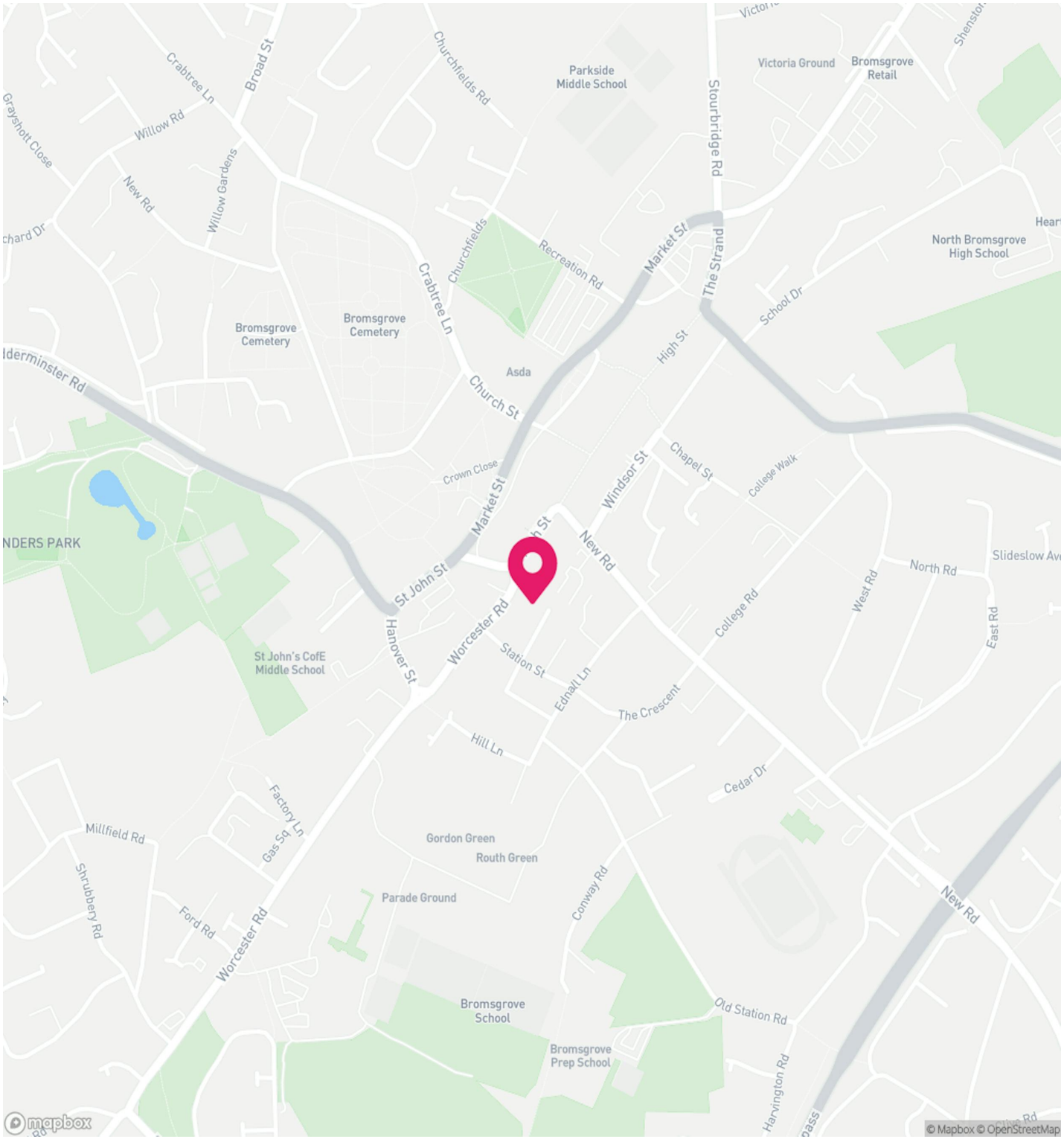
LOCATION

The property occupies a prominent position on the pedestrianised High Street in Bromsgrove town centre, among independent shops, cafés and local businesses.

The property is adjacent to Nailers Yard, the regeneration of the former Market Hall site, which includes new office space, a community pavilion and landscaped public space.

Communication links are excellent, with Junction 1 of the M42 and Junctions 4 and 5 of the M5 all close by. Bromsgrove railway station is also within close proximity and provides a direct service into Birmingham New Street.



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TENANCY INFORMATION

We understand the ground floor will be offered with Vacant Possession.

The residential flats are rented on traditional periodic tenancy agreements at £10,200 and £10,800 per annum exclusive.

SERVICES

We understand mains water, electricity, gas and drainage are available on or adjacent to the property. The agents have not tested any services and interested parties should satisfy themselves as to their condition and capacity.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £300,000 for the freehold interest, subject to contract

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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