



**53 Worcester Road**  
Bromsgrove, B61 7DN

**Retail / Salon Unit**

**1,102 sq ft**  
(102.38 sq m)

- Available Immediately
- Prominent Position
- Two-Storey
- Multiple Treatment Rooms
- Flexible Use / Accommodation
- LED Lighting

## Summary

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Available Size | 1,102 sq ft                                                     |
| Rent           | £10,000 per annum                                               |
| Business Rates | £5,000 - 100% Small Business Rate Relief Potentially Available. |
| VAT            | Applicable                                                      |
| Legal Fees     | Each party to bear their own costs                              |
| EPC Rating     | E (101)                                                         |

## Location

The property is situated on Worcester Road, one of Bromsgrove's main commercial thoroughfares, within walking distance of the High Street. The area benefits from strong pedestrian and vehicular traffic, with nearby occupiers including a mix of independent retailers, salons, and professional service providers.

Bromsgrove is well-connected via the A38 and M5 (Junction 4), providing easy access to Birmingham, Droitwich, and the wider Midlands.

## Description

Prominently positioned along Worcester Road, this two-storey retail premises offers well-presented accommodation most recently used as a salon. The property provides versatile space suitable for continued beauty or wellness use, or alternative retail or professional service occupiers.

The accommodation is arranged over ground and first floors, providing a mix of open-plan and cellular rooms suitable for a range of uses.

### Ground Floor:

- Reception area
- Treatment room
- Kitchenette
- WCs
- Store room

### First Floor:

- Two treatment rooms
- Office room

## Asking Rent

£10,000 Per Annum (+VAT)

## Terms

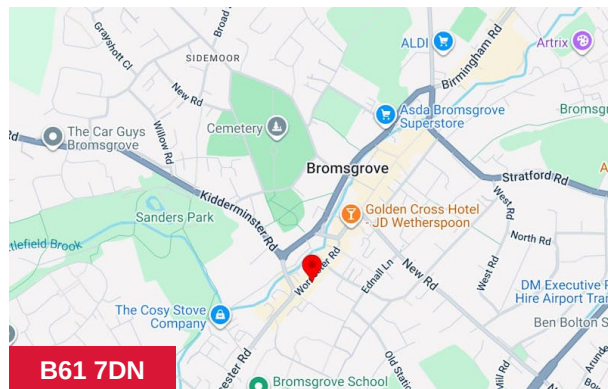
New Business Lease on Full Repairing and Insuring Terms (FRI) of 3 or more years.

## Services

All mains services are available.

## Viewings

Strictly by appointment with our office on 01527 584 242.



## Viewing & Further Information



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