JOHN TRUSLOVE
Chartered Surveyors & Valuers

TO LET / FOR SALE



18 High Street

Bromsgrove, B61 8HQ

Prominent Town Centre Retail / Office Premises

1,156 sq ft
(107.40 sq m)

- Vacant Grd Flr Retail / Offices 1,156 sqft
- Prominent position
- Ample parking
- Established estate agency
- Consideration given to Freehold sale.

Summary

Available Size	1,156 sq ft
Rent	£18,000 per annum
Price	£475,000 Consideration will be given to a sale of the whole building, including upper floors offices and flat.
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

The Property fronts onto High Street in the heart of Bromsgrove Town Centre. The Property sits within a well-established shopping parade. Occupiers in the vicinity include a range of local independents and national/regional operators Waitrose Supermarket, Wetherspoons, mfg Solicitors and WH Smith.

Bromsgrove benefits from good transport links, with the A38 providing ready access to the M42 and M5 Motorways, both being within 4 miles.

Description

The property comprises a prominent retail premises arranged as sales area of 556 sqft with further office and stores of some 250 sqft continuing to Rear Office of some 350 sqft benefiting from access via private entrance from the rear car park.

The total net internal floor area of the ground floor is 1156 sqft.

Outside there is a small courtyard which leads to the rear carpark providing 7 parking spaces.

The building offers versatile accommodation and is grade II listed.

Tenure

New Business Lease for term of 3 or more years.

Alternatively our client will give consideration to a Freehold sale to include:

First Floor - access via communal ground floor lobby and staircase, a self- contained office suite of 715 sqft arranged as 3No Private Offices, separate male and female WCs and Kitchenette. The offices are in excellent condition throughout. Let to Bradley Thomas MP for 5 years from 1 Sept 2025 at a rent of £9050pa

The communal stairs continue to he Second floor - self-contained spacious well-appointed Flat arranged as 2 No Bedrooms, Reception Room, Bathroom and Kitchen. There is basic attic storage provided. Let on a 3 year AST from 28th February 2023 at £525pcm.

Rent

£18,000 per annum exclusive.

Purchase Price

£475,000 for our Clients Freehold interest.

Legal Fees

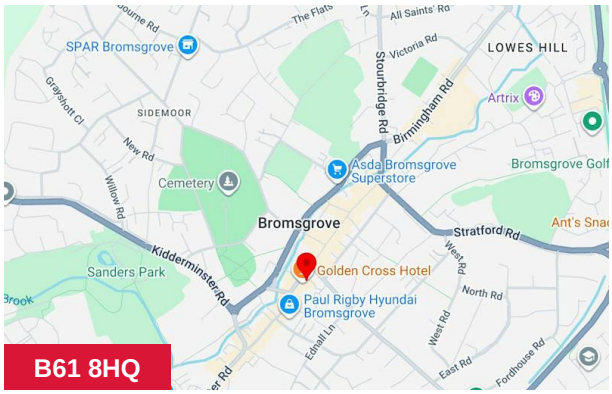
Each Party to bear their own fees

EPC

tbc

Viewing

Strictly by appointment with our reception 01527 584242









Viewing & Further Information



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk

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