

FOR SALE

Two storey retail investment
803 sq ft (74.58 sq m)



82 High Street
Bromsgrove, B61 8EX



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A two storey Town Centre retail investment opportunity.

- 803 sq ft (74.58 sq m)
- Good retail frontage
- Town Centre location
- Shared car parking
- Good transport links
- Total income £30,000 per annum
- GIY 9.23%
- Nearby occupiers include; Boots, Ladbrokes, Costa, Clinton Cards, Claire's Accessories, WH Smith and Nationwide.



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Approximate Travel Distances



Locations

- Worcester 14.2 miles
- Birmingham 15.1 miles

Sat Nav Post Code

- B61 8EX

Location

Bromsgrove lies approximately 9½ miles south of Birmingham, 8 miles west of Redditch and 12 miles north east of Worcester. It is well placed in terms of main road and rail communications being served to the north by junction 4a of the M5 motorway which links with the M42 and to the south by junction 5 of the M5. Birmingham and Birmingham International Airport and railway station are within a half hour drive and London is approximately 2 hours via the M42/M40.

Description

The property comprises a two storey retail property of brick construction with a glazed frontage located in the middle of Bromsgrove High Street. The ground floor comprises an open plan retail area with storage. The first floor provides a small amount of office space as well as kitchen and toilet facilities.

There is shared car parking to the rear.



Nearest Stations

- Aston Fields 1.2 miles



Nearest Airports

- Birmingham Int 22.1 miles

Accommodation

Floor	Sq M	Sq Ft
Ground	45.88	494
Ground Floor Store	4.57	49
First Floor Store/Office	24.13	260
Total	74.58	803

Tenancy

The property is let on the following basis;

Tenant:	Ladbrokes Betting and Gaming Limited
Term:	15 Years
Date:	10 th October 2008
Passing rent:	£30,000 per annum exclusive
Lease Expiry:	9 th October 2023
Repairs:	Full Repairing

Proposal

We are instructed to seek offers of £325,000, subject to contract. A purchase at this level reflects a Gross Initial Yield of 9.23%

Business Rates

Rateable Value £18,750
Rates Payable £9,356.25

2020/2021 Rates Payable 49.9p in the £

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

Anti Money Laundering

The successful Purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

EPC

Energy Performance Rating to be confirmed.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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Particulars dated August 2020. Photographs taken May 2019.