

# FOR SALE



## FREEHOLD PREMISES

140 HIGH STREET, BROMSGROVE, B61 8ES



### LOCATION

The premises are very prominently located in Bromsgrove Town Centre on the junction of High Street and Stratford Road. The property is immediately adjacent to Argos and opposite Subway, Dominos, Chapters Hair and Specsavers.

### DESCRIPTION/CURRENT TENANCIES

The premises comprise a ground floor retail unit, with basement formally occupied by William Hill, and a first floor.

### ACCOMMODATION

Approximate areas are detailed below:

GROUND FLOOR AREA	750 sq ft	69.7 sq m
BASEMENT	2215 sq ft	205.8 sq m
FIRST FLOOR	935 sq ft	87 sq m

### PLANNING

Planning consent was granted on 3<sup>rd</sup> December 2019 for change of use of first floor from office to residential (two flats)

### TENURE

Freehold.

### PRICE

£250,000.

### RATING ASSESSMENT

We are advised that the rating assessment for the vacant retail unit is as follows: -

#### Shop:

Rateable Value: £19,250

Rates Payable 2019-2020: £9,450

#### Basement:

Rateable Value: £18,250

Rates Payable 2019-2020: £8,960

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The ground floor has a rating of 67 (Band C). A copy of the certificate is available upon request.

The Basement has a rating of 43 (Band B). A copy of the certificate is available upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction

### VAT

We understand that VAT is payable on the purchasing price however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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