



**7 and 7A Church Street**  
Bromsgrove, B61 8DD

**Commercial Retail Investment**

**890 sq ft**  
(82.68 sq m)

- TOWN CENTRE LOCATION
- LET FOR 3 YEARS AT £13,200 PER ANNUM
- FREEHOLD
- BUSY THOROUGHFARE
- GROUND AND FIRST FLOOR



Summary

Available Size	890 sq ft
Price	Offers in excess of £165,000
Business Rates	£9000 - Within the Small Business Rate Relief threshold.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (42)

Location

The premises are conveniently located on Church Street, which is a busy thoroughfare linking the bus depot to High Street, major retailers in the immediate vicinity include Lloyds Bank, Greggs, Ryman, F. Hinds and Bromsgrove Sports.

Description

The property is arranged as:-

Ground Floor – Open plan retail area with display frontage to Church Street leading to rear treatment rooms, stores, kitchenette and WC. The ground floor has a net floor area of 599 sq ft.

Stairs ascend from the retail area to:-

First Floor – landing including waiting room, off which opens to number treatment rooms providing a further 291 sq ft of accommodation.

The total Net Internal floor Area is approximately 890 sq ft (82.7 sqm).

External rear staircase provides access to the second floor providing self-contained residential accommodation.

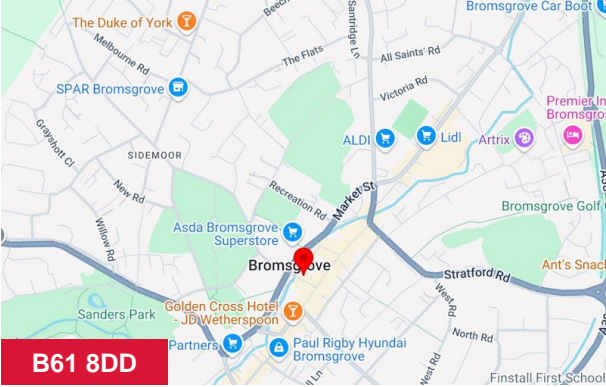
Tenure

The ground and first floor is let by way of a new 3 Year Lease to Snipz (Hairdressers) Ltd at a rent of £13,200 per annum.

The second floor has been sold by way of a Long Lease at 125 years at a peppercorn rent.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.



Viewing & Further Information



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