

**80 High Street**  
Bromsgrove, B61 8EX

## Prominent Two-Storey Retail Premises

**1,290 sq ft**  
(119.84 sq m)

- PROMINENT LOCATION
- HEART OF THE HIGH STREET
- AMPLE CAR PARKING
- NEW LEASE AVAILABLE
- OPEN-PLAN RETAIL

## Summary

Available Size	1,290 sq ft
Rent	£21,000 per annum
Rates Payable	£6,611.75 per annum
Rateable Value	£13,250
VAT	Not applicable
EPC Rating	D (90)

## Description

The Property comprises a two-storey Retail premises of brick construction with glazed display frontage located in the middle of Bromsgrove High Street.

The ground floor comprises an Open-plan Retail area with Storage to the rear. First floor provides a small amount of Office space as well as Kitchenette and separate male and female WCs.

The ground floor Sales area is some 379 sq ft into additional Stores of 596 sq ft, stairs ascending to first floor further 314 sq ft.

The total Net Internal floor Area 1,290 sq ft (120 sqm).

To the rear is a good sized car park.

## 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.

## Tenure

New Business Lease for a term of 4-6 years. Tenant responsible for all outgoings.

## Rent

£21,000 per annum

## Legal Fees

Each party to pay their own fees

## Rateable Value

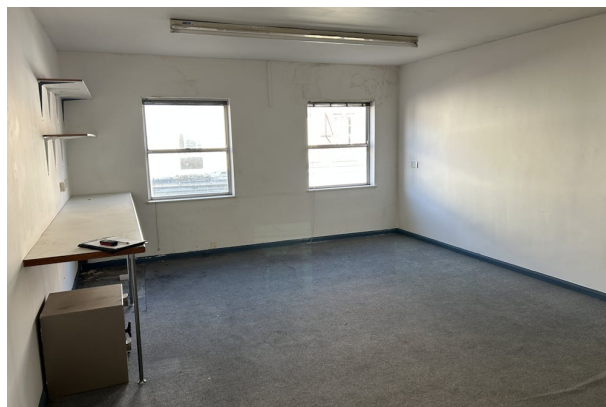
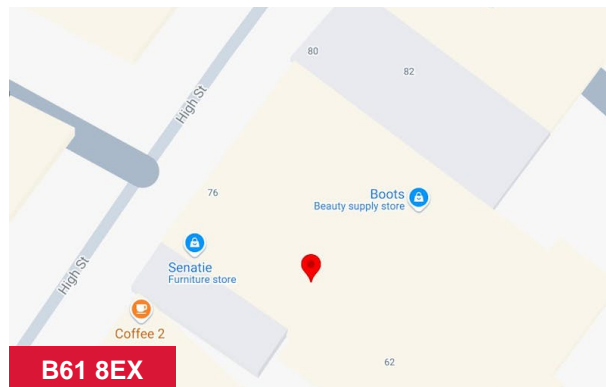
£13,250

## Energy Performance Certificate (EPC)

Band D (90)

## Viewing

Strictly by appointment with our Reception on 01527 584242



## Viewing & Further Information



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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/05/2025