



**44 Broad Street**  
Bromsgrove, B61 8LW

**Retail Premises**

**619 sq ft**  
(57.51 sq m)

- GROUND FLOOR SHOP
- PROMINENT POSITION
- TO BE REFURBISHED
- AMPLE CAR PARKING
- BUSY NEIGHBOURHOOD LOCATION

Summary

Available Size	619 sq ft
Rent	£12,500 per annum
Rates Payable	£3,093.80 per annum
Rateable Value	£6,200
Car Parking	Ample
EPC Rating	C (72)

Description

The Property comprises a ground floor lockup shop forming part of a terrace of 3 similar units.

The Retail area benefits from display frontage to Broad Street and is arranged as Retail area of some 371 sq ft, leading to rear Kitchenette/Storeroom of some 98 sq ft, further Store/Treatment room of 150 sq ft leading to single WC.

The total Net Internal floor Area is 619 sq ft.

The Property is in the process of being refurbished by our clients and will benefit from suspended ceiling with inset LED lighting, electric heating throughout and fully decorated.

Outside, there is ample parking for both customers and staff.

Location

The Property is positioned adjacent to the junction of Broad Street and Providence Road within the popular Sidemoor area of Bromsgrove.

Bromsgrove Town Centre is approximately half a mile to the southeast via Crabtree Lane. Transport links are excellent with the M42 and M5 Motorways being readily accessible via the A38 with Birmingham City Centre being 16 miles to the north.

Tenure

The Property is available by way of a Standard Business Lease for a term of 5 or more years.

Rent

£12,500 per annum exclusive.

Legal Fees

Each party to pay their own fees.

Rateable Value

£6,200

Services

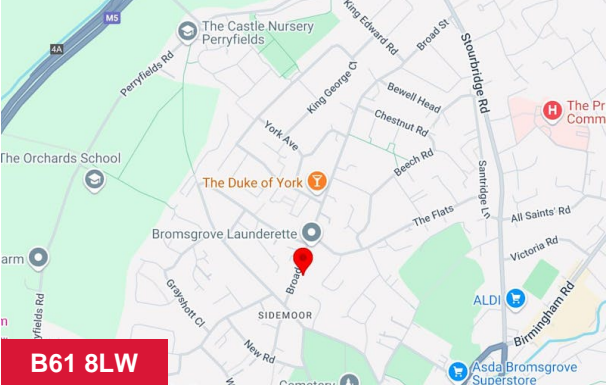
We understand that all mains services are available however, gas is not currently connected.

Energy Performance Certificate (EPC)

C (72)

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 08/07/2025