



**18 High Street**  
Bromsgrove, B61 8HQ

**Town Centre Mixed  
Commercial and Residential  
Investment**

**1,971 sq ft**  
(183.11 sq m)

- Established Grd & FF Tenants
- Quality s/c Flat above
- Potential for rental growth.
- Prominent position
- Freehold

## Description

The property comprises a three-storey, mid-terrace prominent Commercial and Residential building arranged as:

**Ground Floor** - prominent retail premises fitted and occupied as an established Estate Agents, Allan Morris, arranged as sales area of 556 sqft with further office and stores of some 250 sqft to the rear.

**Rear Office** - the accommodation extends to a semi self-contained office access via private entrance from the rear car park of 350 sqft which is currently vacant.

**First Floor** - access via communal ground floor lobby and staircase, a self-contained office suite of 715 sqft arranged as 3 No Private Offices, separate male and female WCs and Kitchenette. The offices are in excellent condition throughout.

The communal stairs continue to the Second floor - self-contained spacious well-appointed Flat arranged as 2 No Bedrooms, Reception Room, Bathroom and Kitchen. There is basic attic storage provided.

Outside there is a small courtyard which leads to the rear carpark providing 7 parking spaces.

The building offers versatile accommodation and there is potential for future development to include conversion of the first floor to residential uses.

## Location

The Property fronts onto High Street in the heart of Bromsgrove Town Centre. The Property sits within a well-established shopping parade. Occupiers in the vicinity include a range of local independents and national/regional operators Waitrose Supermarket, Wetherspoons, mfg Solicitors and WH Smith.

Bromsgrove benefits from good transport links, with the A38 providing ready access to the M42 and M5 Motorways, both being within 4 miles.

## Tenure

Freehold

## Tenancies

The property is subject to the following tenancies:

1. Ground Floor Front - let to Allan Morris and Peace Limited on a new 5 year lease subject to Tenant only break at 6 months' notice at a rent of £10,800pa.
2. Ground Floor Rear - Sidall Jones let on a flexible rolling 3 monthly lease at a rent of £7200pa inclusive of utilities.
2. Ground Floor Rear - vacant
3. First Floor Offices - let to Bradley Thomas MP for 5 years from 1 Sept 2025 at a rent of £9050pa
4. Second Floor Flat - let on a 3 year AST from 28th February 2023 at £525pcm.

There is potential for asset management to improve the rental returns.

## Purchase Price

£550,000

## Legal Fees

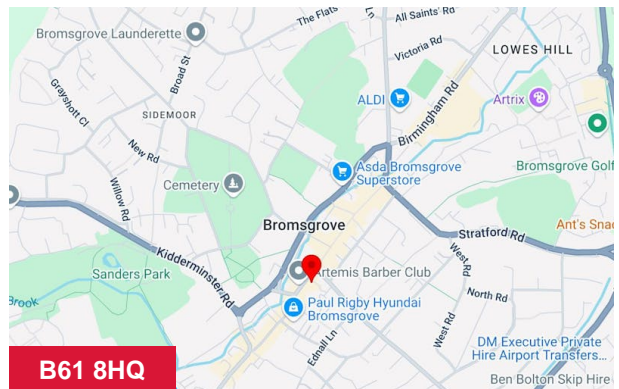
Each Party to bear their own fees

## EPC

tbc

## Viewing

Strictly by appointment with our reception.



## Viewing & Further Information



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