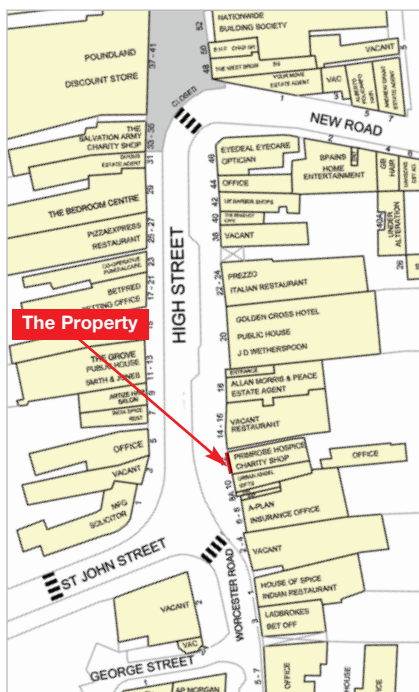


Bromsgrove **12 High Street** **Worcestershire** **B61 8HQ**

- **Freehold Shop Investment**
- Shop let to The Primrose Shops Ltd on a lease expiring 2023 (2)
- Town Centre Location
- No VAT Applicable
- Total Current Rents Reserved
£12,050 pa



Tenure

Freehold.

Location

Bromsgrove is located some 12 miles south-west of Birmingham, and is an attractive and prosperous suburb of the West Midlands conurbation. The town has a population of some 25,000, and benefits from its close proximity to the M42 and M5 Motorways.

The property is situated on the east side of High Street (B4184), close to its junction with St John Street (A448), in Bromsgrove town centre.

The High Street acts as the main thoroughfare and principal retail pitch of the town.

Occupiers close by include Prezzo, Pizza Express, JD Wetherspoon, Ladbrokes, Poundland, WH Smith and Nationwide, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with staff and storage accommodation to the rear. The upper two floors have been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	The Primrose Shops Ltd (1) (In occupation since 2001)	Gross Frontage 5.8 m Net Frontage 4.9 m Shop Depth 13.5 m Built Depth 20.1 m Ground Floor 88 sq m	(19' 0") (16' 1") (44' 4") (65' 11") (947 sq ft)	12 years from 18.04.2011 Rent review 2018 (2) FR & I	£12,000 p.a. Rent Review 2018
First and Second	Shire Consulting Engineers	Offices	999 years from 28.09.1998	£50 p.a.	Reversion 2997

- (1) The Primrose Hospice was established in 1987. They currently have 6 charity shops throughout Worcestershire. www.primroshospice.org.
(2) There is a tenant's option to determine the lease in April 2018.

Total £12,050 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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