



#### Tenure

Freehold.

#### Location

Bromsgrove is located some 13 miles south-west of Birmingham and 16 miles north-east of Worcester. It is an attractive suburb of the West Midlands conurbation and conveniently accessed via the A38 and A448, which each link directly to the M42 and M5 motorways respectively. The property is well located on the west side of the High Street (B4184), at its junction with New Road, within the Bromsgrove town centre conservation area.

Occupiers close by include Poundland and Dixons Estate Agents (both adjacent), Pizza Express, Prezzo, WH Smith, HSBC, Boots Opticians, Boots Chemist, Costa Coffee, Millets, Vodafone, Ladbroke's, Clintons Cards, F Hinds, Nationwide, Betfred and Greggs, amongst many others.

#### Description

This attractive Grade II listed property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation at first floor level to the rear. The first and second floors, to the front of the property, are not accessible. To the side of the property is a secure yard, accessed from the rear.

#### Planning

The upper floors may have potential for residential use, subject to obtaining all the necessary consents. A planning application (Ref: 16/0979) has been submitted for the change of use of the first and second floors to create 2 x one bedroom flats (class C3) to include a new external staircase at the rear of the property and is to be determined by 11th December 2016. All enquiries should be referred to Bromsgrove Council. Website Address: [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 145 Band F (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Part First Floors	Salvation Army Trading Co Ltd (2)	Gross Frontage 8.90 m Net Frontage 7.65 m Shop Depth 16.60 m Built Depth 31.85 m Ground Floor 192.3 sq m First Floor Rear 59.1 sq m	(29' 3") (25' 2") (54' 6") (104' 6") (2,070 sq ft) (636 sq ft)	10 years from 11.10.2013 (1) Rent review every 5th year FR & I subject to a photographic schedule of condition	£25,000 p.a. Rent Review 2018
First and Second Floors Front	Vacant	First Floor – Void Second Floor – Void	–	–	–
Substation	Western Power Ltd		10 years from 25.12.2003	£1,755 p.a.	Holding over (3)

(1) The lease provides for a tenant's option to determine on 11.10.2018.

(2) Website Address: [www.salvationarmy.org.uk](http://www.salvationarmy.org.uk)

For the year ended 31st March 2015, Salvation Army Trading Co Ltd reported a turnover of £44.110m, a pre-tax profit of £1.1m, shareholders' funds of £16.013m and a net worth of £8.416m. (Source: Experian 07.11.2016.)

(3) We understand a lease extension is in the process of being negotiated.

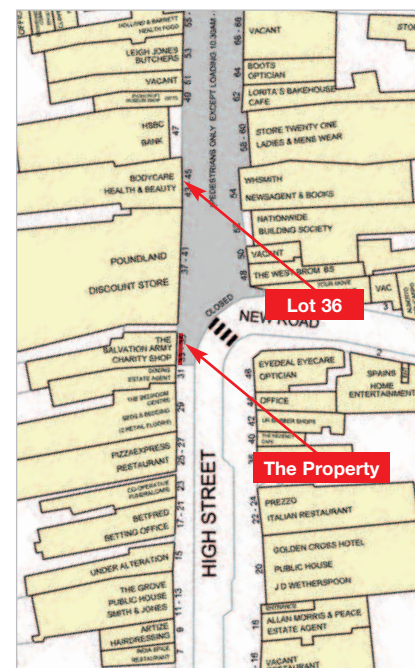
**Total £26,755 p.a.  
plus vacant possession of the  
first and second floors to front**

## Bromsgrove

### 33/35 High Street Worcestershire B61 8AJ

- **Attractive Grade II Listed Freehold Shop Investment**
- Shop let to Salvation Army Trading Co Ltd until 2023 (1)
- Well located in the heart of Bromsgrove town centre
- Upper floors with residential development potential
- Rent Review 2018
- Total Current Rent Reserved  
**£26,755 pa**

**On Behalf of a Major Fund**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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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