# 108-110 High Street, Bromsgrove, B61 8ES

# For Sale

**2,349 sqft**

## Retail & Residential Freehold Opportunity

Unique period building on busy High Street

AVISON YOUNG

# 108-110 High Street, Bromsgrove, B61 8ES

## LOCATION

Bromsgrove is a vibrant and well-connected market town in Worcestershire, ideally positioned just 13 miles southwest of Birmingham and 12 miles northeast of Worcester. The town offers excellent connectivity, with Junction 1 of the M42 and Junction 4 of the M5 only a short drive away, ensuring seamless access to the national motorway network and wider UK. Bromsgrove railway station provides regular direct services to Birmingham, Worcester, and beyond, complemented by a strong local bus network. Combining its strategic Midlands location, strong transport links, and an attractive mix of residential, retail, and business opportunities.

The Grade II listed property provides a beautiful example of Tudor architecture dating back to the early 16th centaury. The striking period property occupies a prominent position on a busy high street, offering an immediate presence with its distinctive timber-framed façade and historic architectural character.

## DESCRIPTION

The property benefits from a prominent position fronting Bromsgrove High Street, providing retail accommodation at ground floor and a substantial self-contained three-bedroom dwelling (Unicorn House) arranged over first, second & third floor.

| UNIT | SQ M | SQ FT |
|---|---|---|
| 110 High Street | 92.3 | 998 |
| 108 High Street | 22.45 | 242 |
| Unicorn House | 103.05 | 1,109 |
| **Total** | **218.23** | **2,349** |

## TENURE

The freehold interest of the Property is to be sold subject to the existing Tenancy at Will (or vacant possession if preferred) of the retail accommodation.

The upper floors are to be sold with full vacant possession.

## GUIDE PRICE

Seeking offers in the region of £295,000 for the freehold.

## PROPERTY LISTING

The property is registered as a Grade II listed building by Historic England. The List Entry Number is 1099558.

## BASIS OF OFFERS

The vendors are seeking a sale of the freehold interest on an unconditional basis.

All offers should be supported by satisfactory proof of funds and timescales for exchange and completion, including security offered for any deferred payments.

## BUSINESS RATES & COUNCIL TAX

We understand the property is assessed as follows:-

| | 108 High Street | 110 High Street | Unicorn House |
|---|---|---|---|
| **Rateable Value 24/25:** | £4,400 | £8,100 | N/A |
| **Rates Payable:** | £0 | £0 | N/A |
| **Council Tax Band** | N/A | N/A | A |

We understand that the property is exempt from paying Business Rates. Interested parties should carry out their own investigations.

## EPC

The Energy Performance Certificate can be made available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

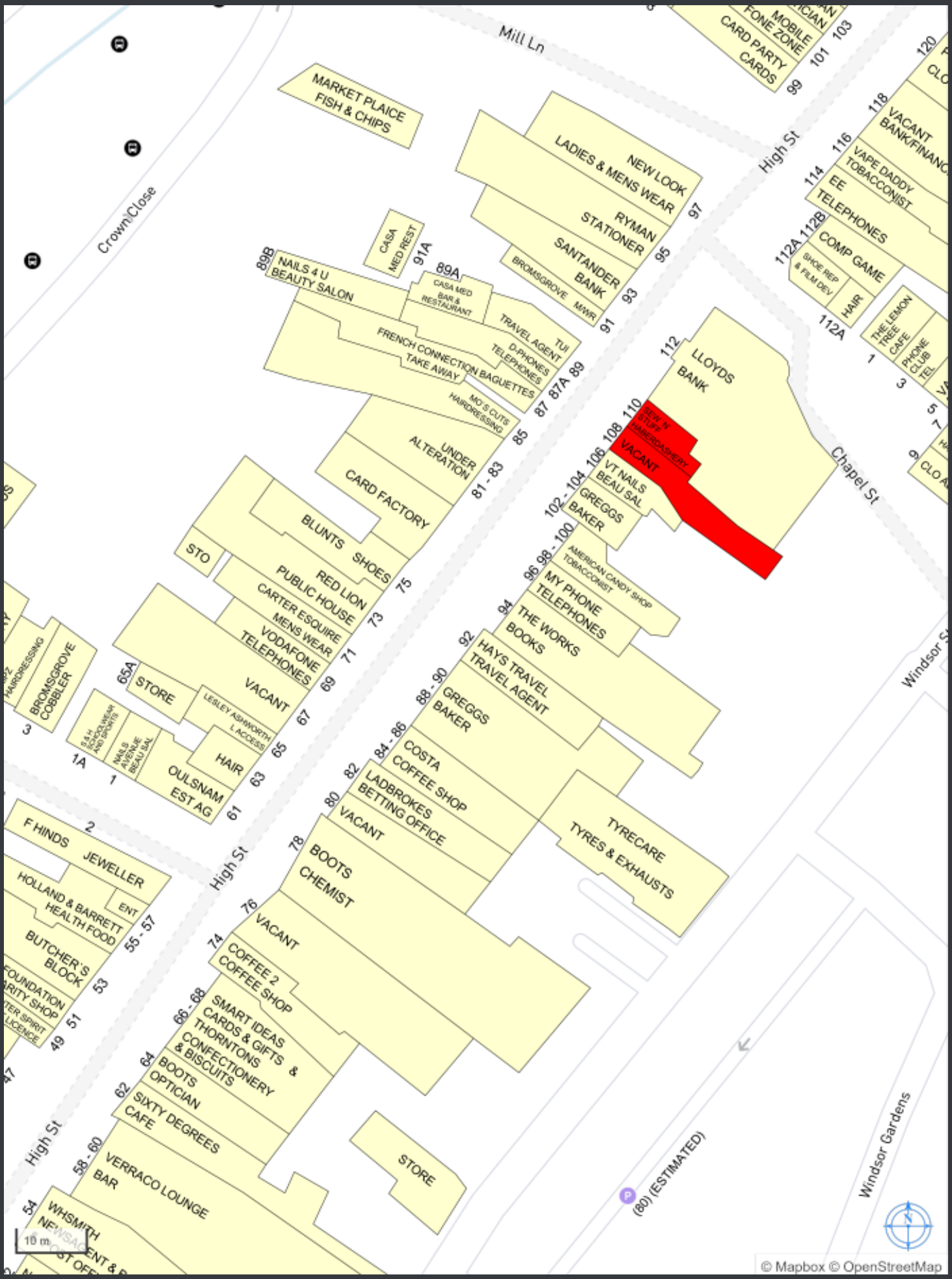
VAT if applicable will be charged at the standard rate.

## KEY HIGHLIGHTS

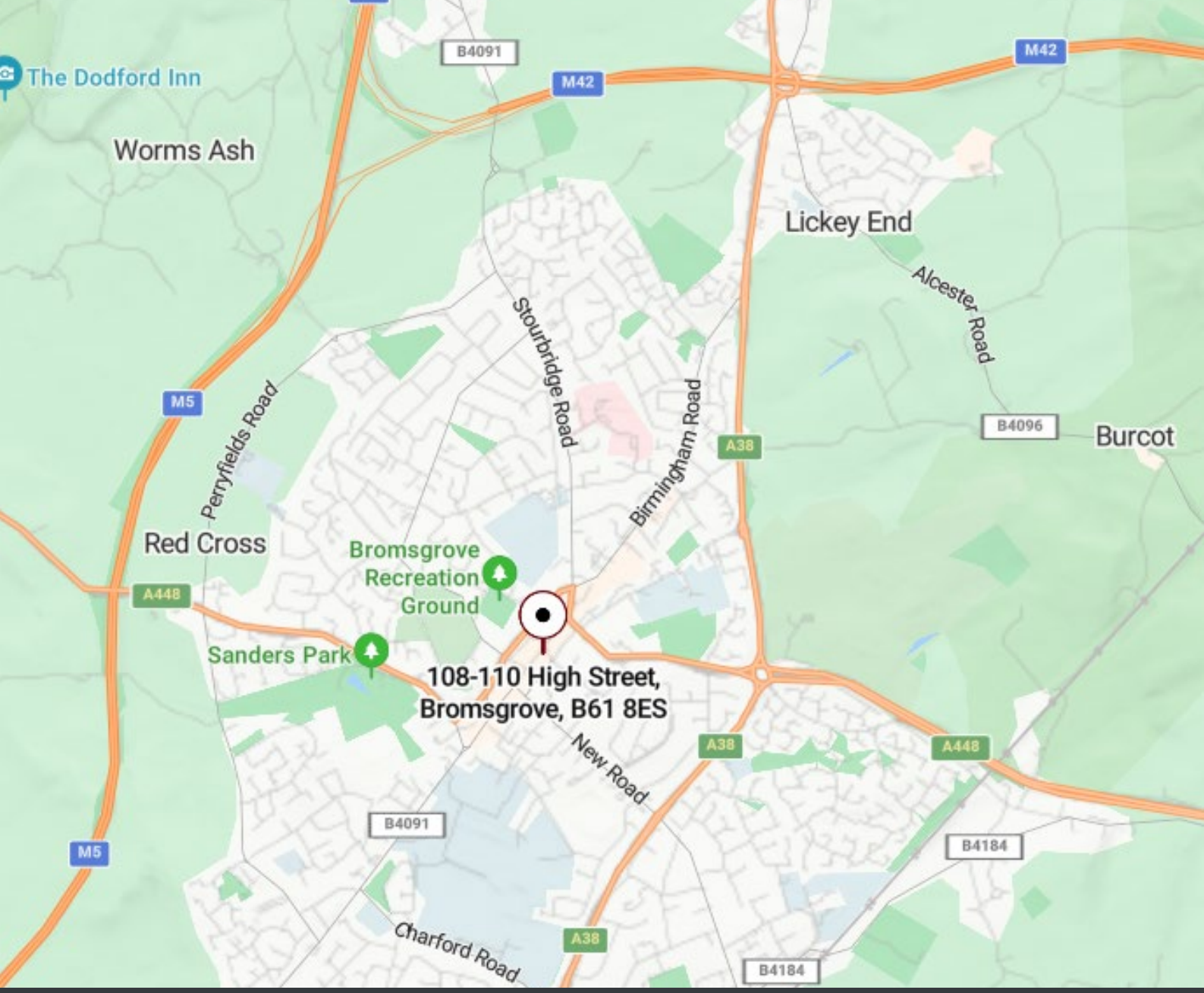
**Unique character property**

**Prominent location on busy High Street**

**Mixed income opportunity**




Plans are for indicative purposes only




## Get More Information

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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