

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

PRIME GROUND FLOOR RETAIL UNIT TO LET

725 sq ft total area

71 HIGH STREET

BROMSGROVE, B61 8AQ



RENT: £15,000 pa

- 725 sq ft.
- Prime position in centre of the pedestrianised High Street.
- Near to Vodafone, Costa, Greggs and Boots.
- Occupation from April 2026.

Botts Green Hall · Coleshill · B46 2NZ

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LOCATION

The property is prominently located on the central part of the western side of High Street between Church Street and Mill Lane. Other occupiers in the street include Vodafone, Costa, Greggs, Boots, Thomas Cook and T G Jones. The pedestrianised area of the High Street was repaved and landscaped in 2014. Parking is available opposite in Windsor Street and adjacent to Asda off Market Street. Waitrose is located at the southern end of the High Street. A market operates in the High Street on Tuesday, Friday and Saturday

DESCRIPTION

Forming part of an attractive characterful Grade 2 listed building, the property comprises a ground floor retail unit of regular shape. To the rear is a WC. There is a rear door for access to the car park and loading. The property has the use of 2 car spaces in the rear yard.

ACCOMMODATION

Internal width	16'1"	4.9m
narrowing to	13'1"	4.0m
Depth	53'1"	16.18m
Ground floor shop	725 sq ft	67.3 sq m
(ITZA	481.5 sq ft	44.7 sq m)

RATING ASSESSMENT

Rateable value	£12,000
Rates payable	£4,584 (2025/26 @ 38.2p)

(but should qualify for small business rates relief subject to status for properties with an RV of less than £12,000. A reduced multiplier for retail property of 38.2p for 2025/26 should apply)

TERMS

Available on a new FRI lease, for a term to be agreed, preferably 5 years minimum.

RENT

£15,000 pa (no VAT)

EPC rating

69 (C)

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact Stephen Moore at Sampson Moore, Botts Green Hall, Coleshill, B46 2NZ
Tel: **01675 481858**. Mobile: **07711 718516** email: srsmoore@sampsonmoore.co.uk

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

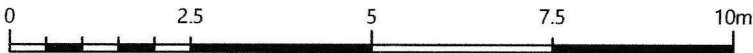
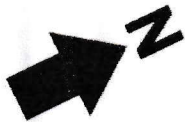
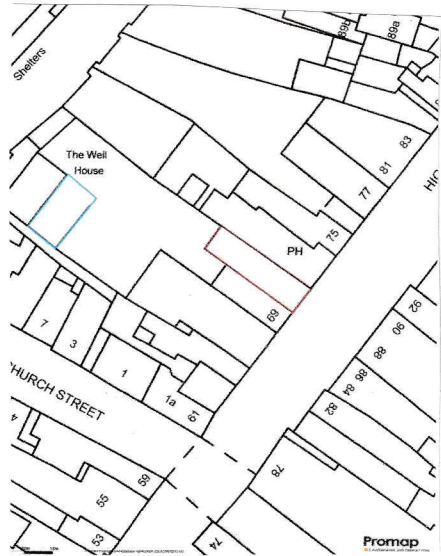
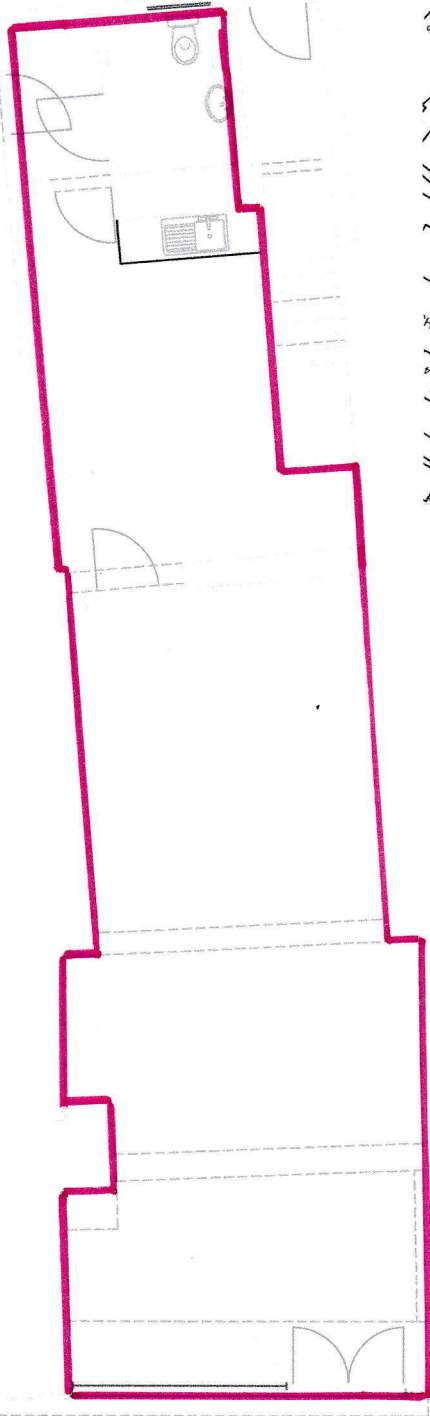


MISREPRESENTATION ACT 1967

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ESTATE AGENTS ACT 1979

The principal of Sampson Moore has an interest in this property.



Scale 1:100

Title
MEASURED BUILDING SURVEY
 71 HIGH STREET
 BROMSGROVE
 B61 8EQ

Dwg No. **21175-GF** Sheet **1 of 3**
 Scale 1:100 A4 Sheet Rev. -

LANDMARK
 SURVEYS & DEVELOPMENTS

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