

**Prime Shop To Let  
Former Bodycare – Fully fitted out**

**43-45, High Street  
Bromsgrove B61 8AJ**

**NICHOLAS BRETT & CO**

Chartered Surveyors

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**Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ**

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- Fully fitted out former Bodycare Shop
- Ground Floor c.3,800 sq ft (c.350 sqm) – Additional space potentially available
- Rear Loading
- Extremely prominent location in the prime retail pitch of the Town Centre, close to Poundland, T G Jones & Post Office, Boots, Holland & Barrett, and several Cafés, Restaurants and Public Houses







## Location

The property occupies an extremely prominent and busy trading location in the popular and affluent Market Town of Bromsgrove, which is becoming a popular destination for cafés, bars and restaurants.

Situated in a prime pedestrianised location, it benefits from a high volume of pedestrian footfall, plus visibility to traffic passing close by.

Occupiers close by include HSBC Bank, Poundland, Boots, T G Jones & Post Office, Holland & Barrett, Greggs, Nationwide, Costa Coffee, Lounges & Coffee#1. It is also close to Waitrose Supermarket and several car parks.

There is an outdoor market on the High Street on several days of the week,

## Description

The property comprises of a ground floor large retail unit. Additional space, if required, may be available upon the upper floors.

Formerly occupied by Bodycare, the shop is fitted out to an extremely high standard including Air Conditioning/Heat Exchangers (not tested). At the rear of the retail area is a storeroom, WC's and Staff area.

There is rear access and a loading bay.

## Accommodation\*

The property comprises of the following approximate dimensions and gross internal floor areas:-

Internal Width (front):	29'0	(8.8m)
Shop Depth:	112'3"	(34.2m)
<b>Sales Area:</b>	<b>3,052 sq ft</b>	<b>(284 sqm)</b>
Rear Ancillary:	800 sq ft	(75 sqm)

\*Additional space, if required, may be available upon the upper floors

## Video Tour

Click [here](#) for an external You Tube Video Tour Link.

## Energy Performance Certificate (EPC)

The property has a rating of 51 (Band C).

## Lease

The property is available upon a new Lease on terms to be agreed.

## Rent

£47,500 per annum exclusive

## VAT

It is understood that VAT is applicable and will be charged.

## Rating Assessment\*

Rateable Value (April 26): £31,500

Details obtained online at:

<https://www.gov.uk/introduction-to-business-rates>

\*This information should be verified by the new occupier together with details of amounts payable and if any rates relief is available.

## Viewing

Strictly by prior appointment.

Subject to Contract February 26

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances, we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability because of any error or omission in the particulars or any other information given.

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