



ROB ALSTON
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**FREEHOLD SHOP
FOR SALE OR
TO LET**

BROMSGROVE

109 HIGH STREET, WORCS, B61 8AE.

LOCATION

Bromsgrove is an attractive and busy market town that is located about 16 miles northeast of Worcester and 13 miles southwest of Birmingham and has a resident population of approximately 35,000.

Multiple retailers located nearby include **Waitrose, Boots, WHSmith, Argos** etc.

DESCRIPTION

The property comprises a ground floor shop unit with rear storage/staff facilities and additional storage accommodation at first floor level and is situated in a busy pedestrianised trading location on High Street.

The property adjoins **Savers** and other nearby occupiers include **Halifax, EE, CEX, Coffee#1, Ryman, Greggs** etc.

ACCOMMODATION

Ground Floor Internal Width	19ft	5.8m
Sales Area	820 sq ft	76.2 sq m
Rear Store	148 sq ft	13.7 sq m
First Floor Storage/Staff	231 sq ft	21.5 sq m

FREEHOLD PRICE

The property is available freehold with full vacant possession at **£195,000**.

LEASE

Alternatively, the property is available by way of a new lease at a commencing rental of **£17,500 per annum**.

RATES

Rateable Value (2023)	£13,000
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446).

EPC

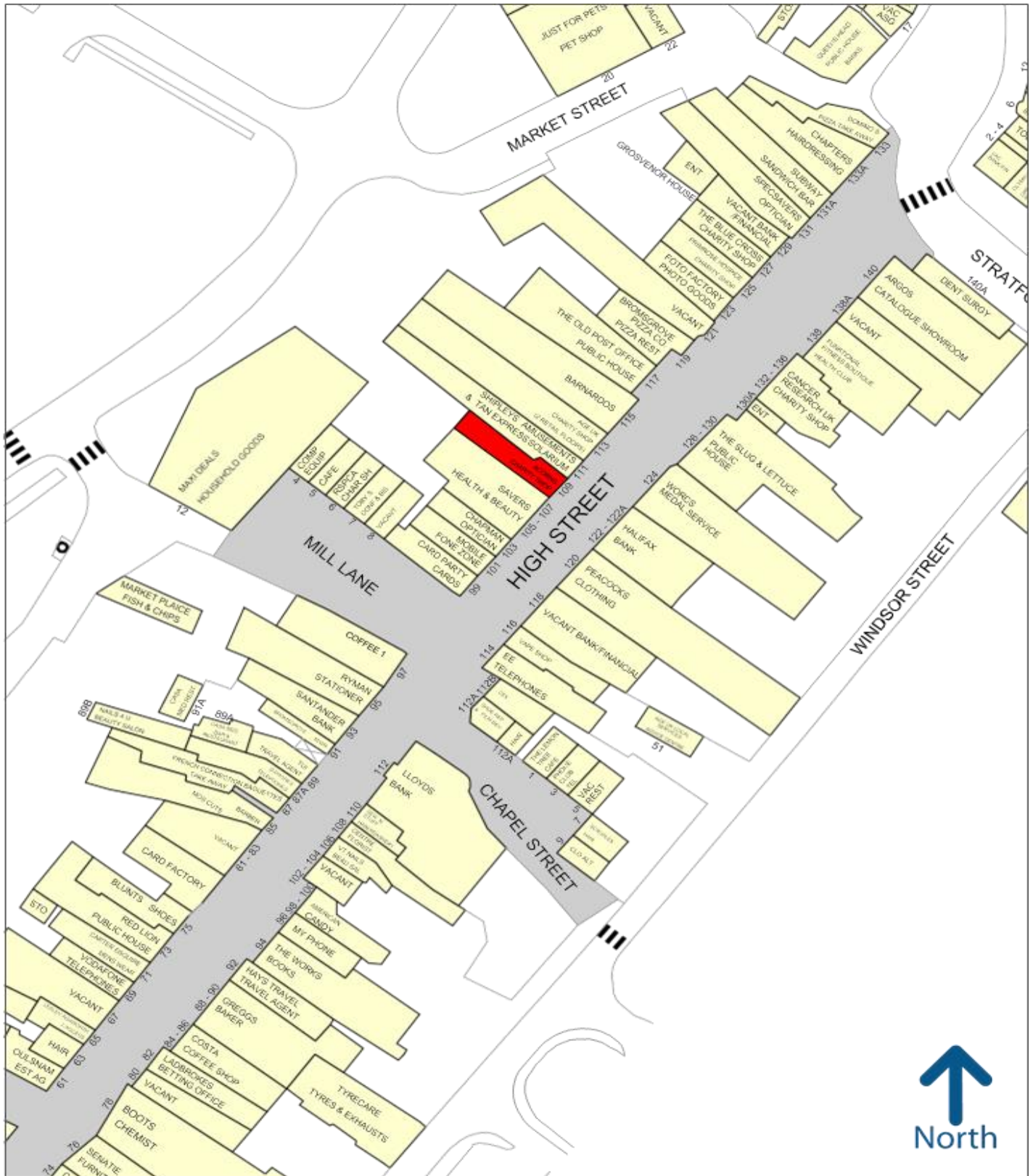
A copy of the Energy Performance Certificate is available on request.

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