

Shop/Office To Let

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



485, Birmingham Road, Bromsgrove B61 0HZ

- Popular and well established parade of commercial premises opposite the popular Miller & Carter Public House
- Very prominent frontage to the busy Birmingham Road (A38)
- Approximately 1 mile from M5 & M42
- Well presented ground floor Shop/Office of c.695 sq ft (65 sqm)
- Forecourt car parking available
- Electrically operated security steel roller shutter
- 100% small business rates relief may be available (subject to eligibility)

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

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Location

The property is situated in a well established parade of commercial premises fronting the very busy Birmingham Road (A38).

It is located on the junction of Golden Cross Lane, approximately 1 mile from both J1 of the M42 and J4 of the M5, and just over 2 miles from Bromsgrove.

Directly opposite is the popular Miller & Carter Public House.

Description

The property comprises of a well fitted out ground floor shop/office having a separate staff area and WC.

It has gas central heating, LED lighting and an electrically operated security steel roller shutter.

There is forecourt car parking to the front.

Accommodation

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

Ground Floor: 695 sq ft (65 sq m)

Planning

The property may be suitable, subject to the usual consents, for various uses*.

***Use as a Restaurant, Takeaway, Mini Market or Vape Shop will not be permitted.**

Lease

The property is available upon new lease terms in multiples of 5 years.

Rent*

Year 1: £12,000pa

Year 2 – 5: £15,000pa

*Exclusive of VAT, business rates and other charges,

VAT

It is understood that VAT will not be charged on the rent and other outgoings.

Rating Assessment*

Rateable Value (1/4/26) : £6,800*

***The property may qualify for 100% small business rates relief.**

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier.

Energy Performance Certificate (EPC)

The property has a rating of 60 (Band C).

Video Tour

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

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Or our Joint Agent:-

AMT Commerical: 01527 821 111

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 as a result of any error or omission in the particulars or any other information given.

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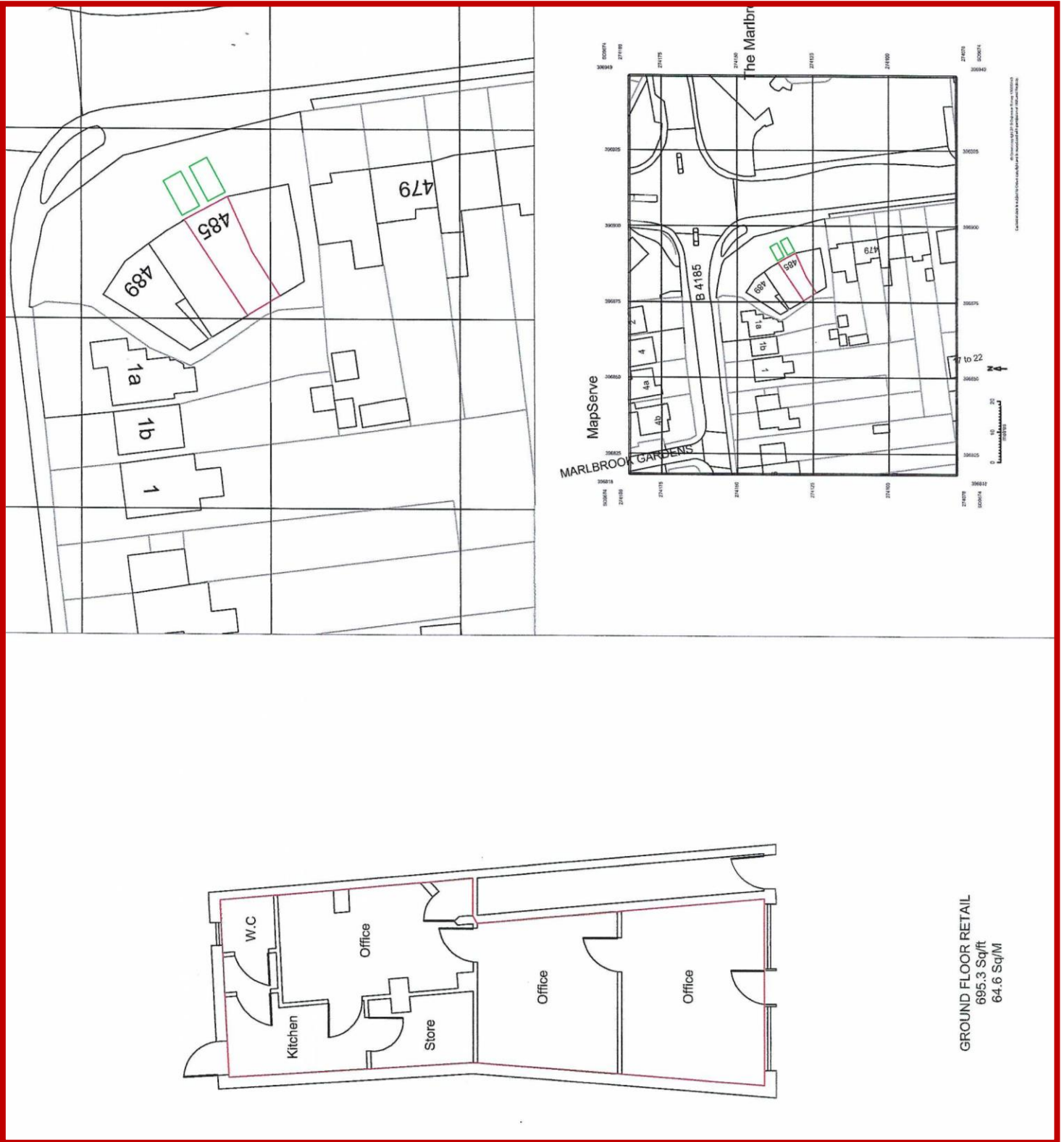
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Layout and Location Plans – Not to Scale

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