

NICHOLAS BRETT & CO

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## 67 High Street, Bromsgrove B61 8AQ – Information Sheet

Subject to Contract

13.6 24



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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Plan of car park – not to scale

Numbers shown in red circles correspond to the photo numbers shown on following pages, with red arrows showing direction of photo



**Key – Photo number corresponds to number shown on the plans**



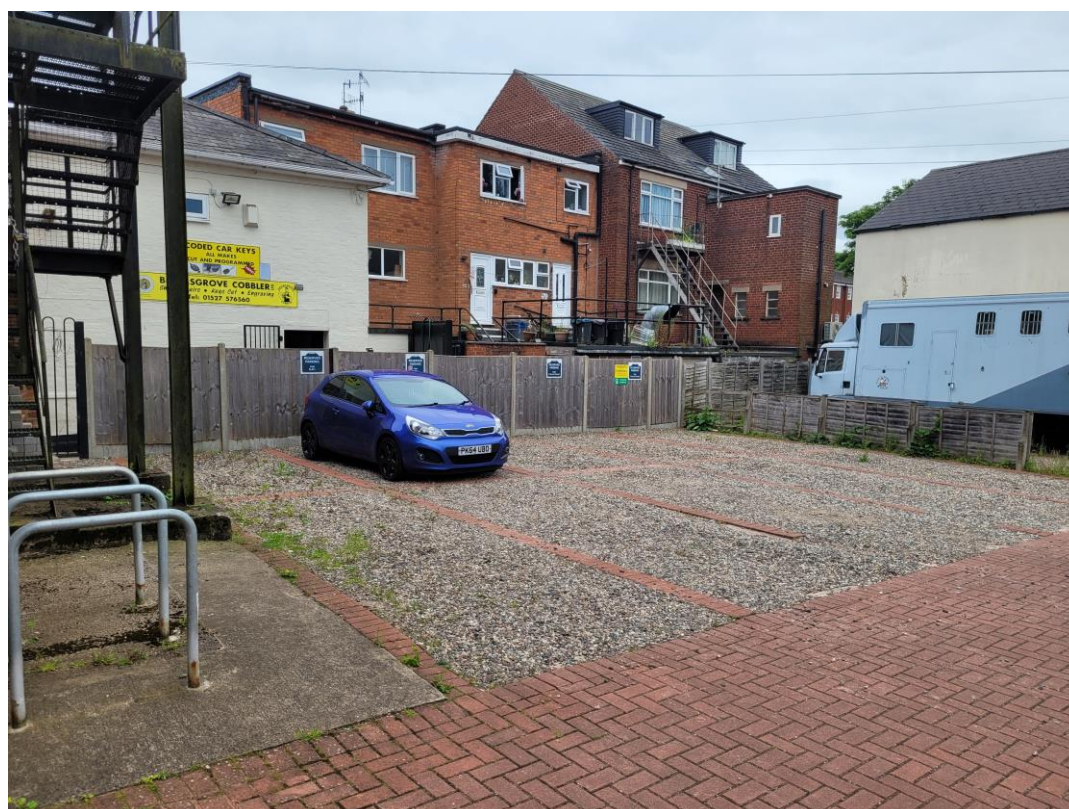
**1. Rear access**



**2. Car Park & Rear Elevation**



3. Side elevation of rear building having void first floor area



4. Double car parking spaces (no's 7 – 11)



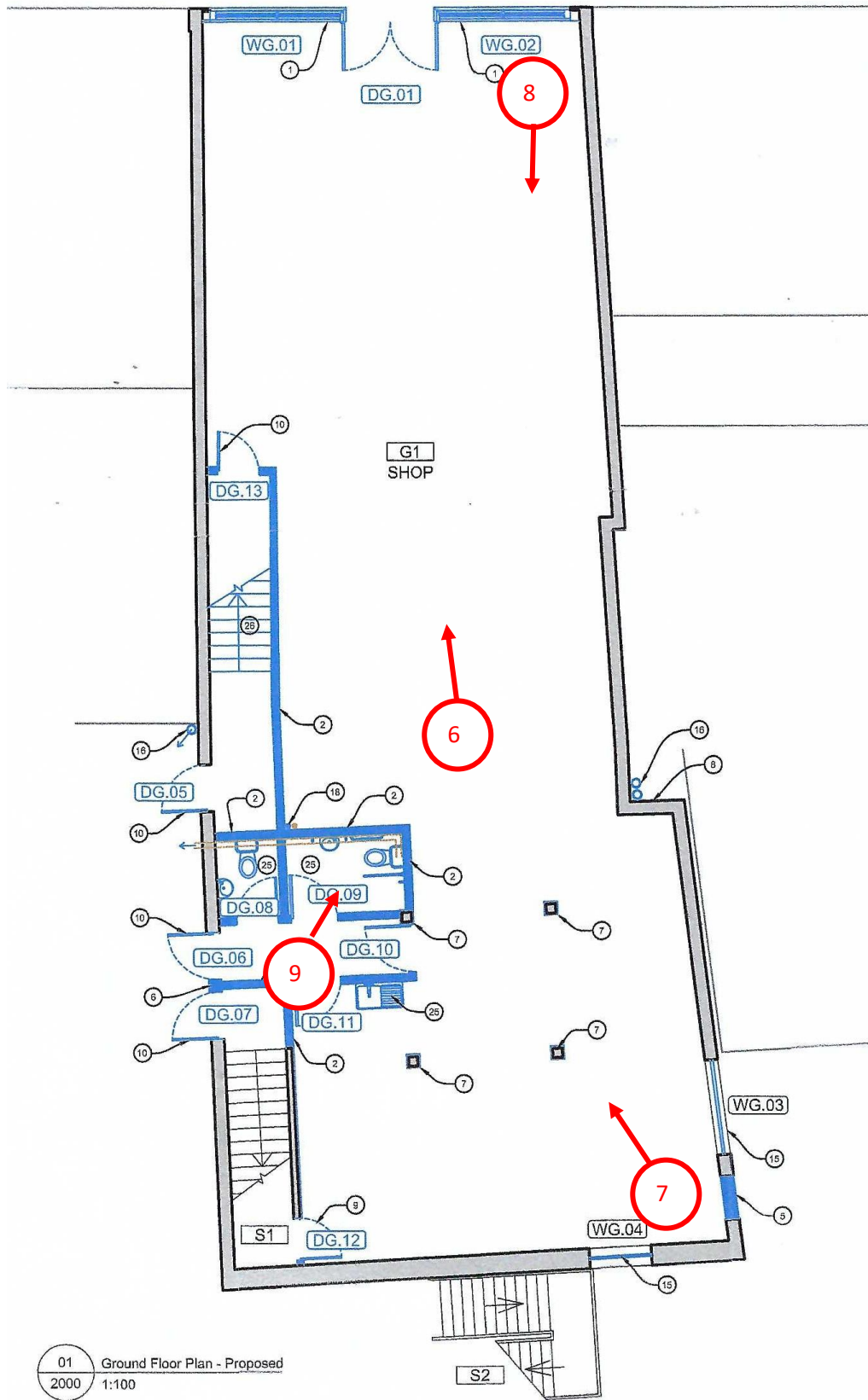
**5. Single car parking spaces (no's 1 – 6)**



**View of car parking/yard**

Plan 1 - Ground Floor - vacant shop – not to scale

Numbers shown in **red circles** correspond to the photo numbers shown on following pages, with **red arrows** showing direction of photo



01 Ground Floor Plan - Proposed  
2000 1:100

**Internals of Shop:-**



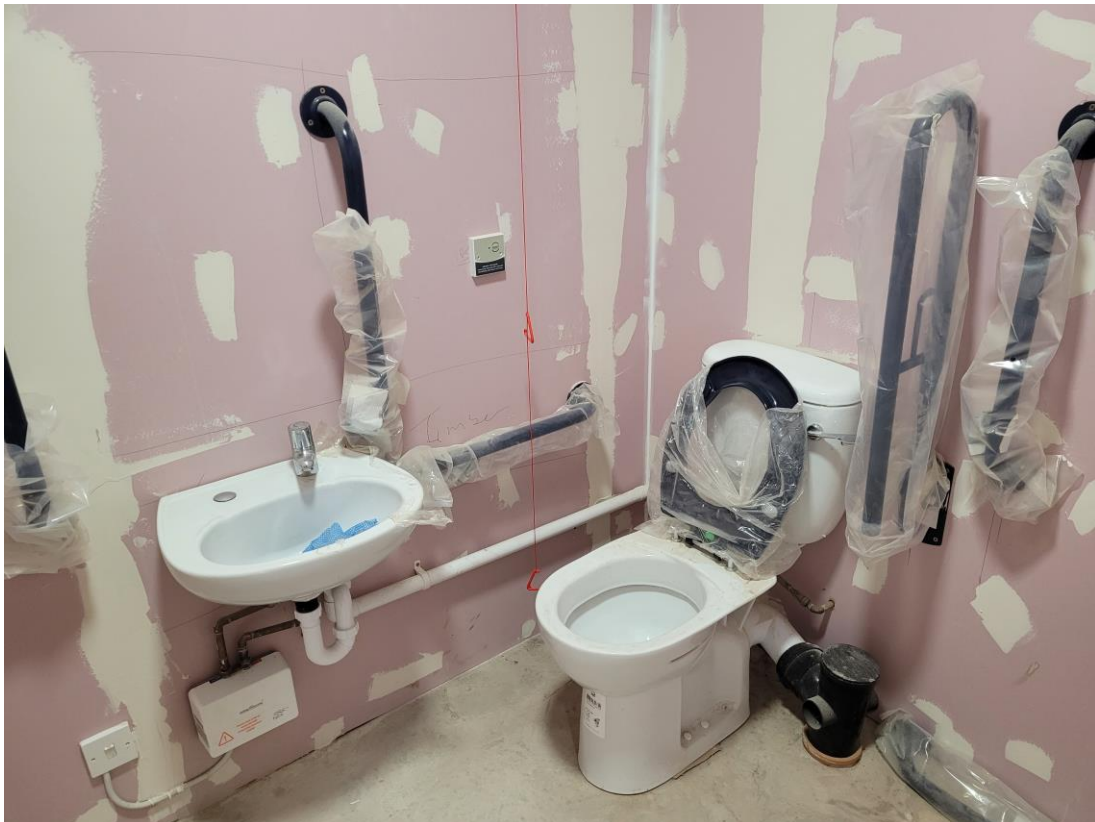
6.



7.



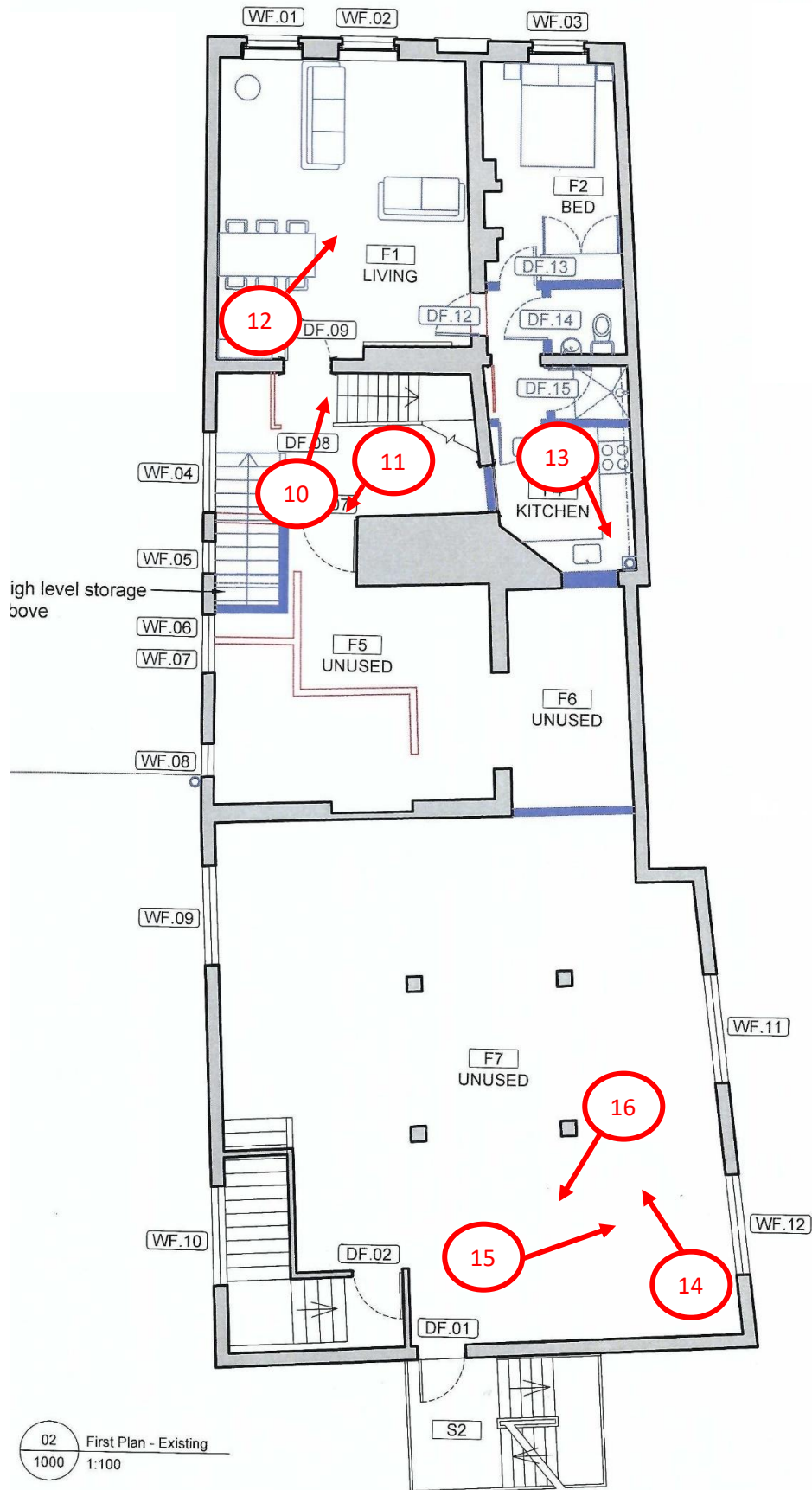
8.



9.

Plan 2 - First Floor - Flat 1 + Vacant area – not to scale

Numbers shown in **red circles** correspond to the photo numbers shown on following pages, with **red arrows** showing direction of photo



**Internals of First Floor Landing:-**



**10. Flat 1 entrance**



**11. Entrance to first floor void area**

## Internals of Flat 1:-



## 12. Living Room



## 13. Kitchen

**Internals of First floor void:-**



14.



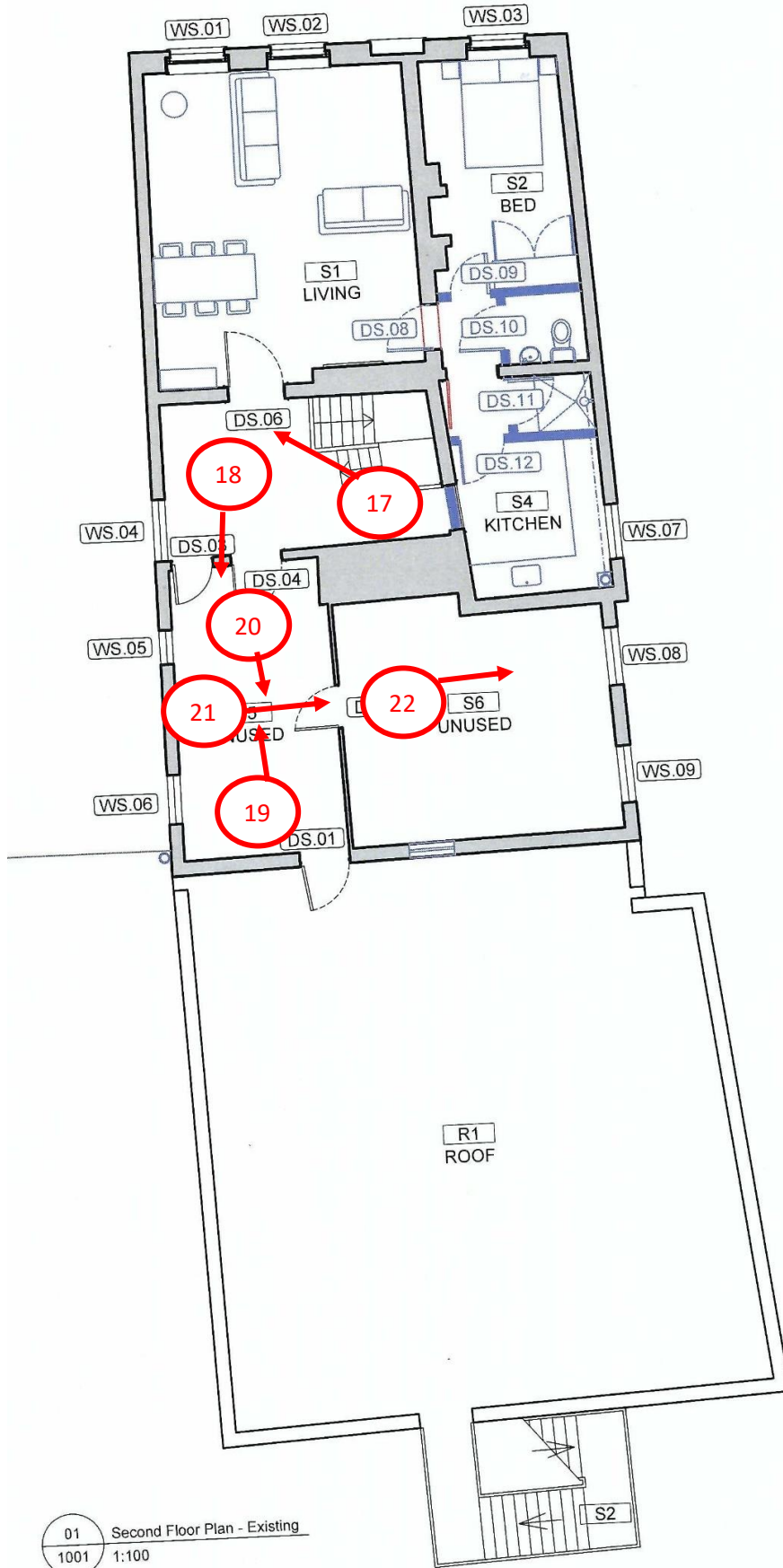
15.



16.

Plan 3 - Second Floor (Flat 2 + Vacant area) – not to scale

Numbers shown in **red circles** correspond to the photo numbers shown on following pages, with **red arrows** showing direction of photo



01 Second Floor Plan - Existing  
1001 1:100

**Internals of Second Floor Landing:-**



**17. Entrance to Flat 2**



**18. Access to Second Floor void area**

**Internals of Second Floor void area:-**



19.



20.



21.



22.

## Development Potential

There is a large void area of c. 1,250 sq ft (116 sqm) at first floor level situated above the shop (see plan 2 on page 9). It can be accessed from the first floor hallway opposite the entrance to Flat 1 or, with some minor alterations, directly from the shop below should additional retail/ancillary space be required for the shop.

A new staircase has been built accessed from the yard which, together with the existing access from the hallway of the flats, enables conversion subject to the usual consents of the first-floor void areas into additional residential accommodation. Plan 4 below on page 19 shows the potential to convert the void area of the first floor into a studio flat and a 2-bedroom flat. Including the existing flat, if the void area was further developed potentially 3 flats in total could be provided at first floor level.

There is a further void area of c.380 sq ft (35 sqm) at second floor level (see plan 3 on page 14) which is accessible from the existing second floor landing opposite entrance to Flat 2. Again, subject to the usual consents it may be suitable for conversion to a studio flat. If the void area was further developed potentially 2 flats in total could be provided at second floor level.

As well as providing car parking facilities for the flats, the large yard at the rear provides 11 allocated car parking spaces, five of whom are double spaces, so space for 16 vehicles in total. Subject to the usual consents, the car parking area/yard may provide an opportunity for further development.

**Plan 4 - First Floor – Existing Flat 1 and potential 2 additional flats if void area converted – not to scale**

