

# Freehold For Sale (with vacant possession)

For sale by auction on 14<sup>th</sup>  
May 2026 – unless sold prior

NICHOLAS BRETT & CO

Chartered Surveyors

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121, High Street, Bromsgrove B61 8AA

- Rare opportunity – Freehold for sale with vacant possession
- For sale by auction on 14<sup>th</sup> May 2026 – unless sold prior
- Development opportunity – requires full refurbishment
- Busy pedestrianised location close to Argos, Barnardos, Specsavers, Peacocks, Slug & Lettuce & Savers
- 3 car parking spaces included

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## Location

The property occupies a busy pedestrianised trading location in the popular and affluent Market Town of Bromsgrove. There are market stalls on the High Street on several days of the week.

Occupiers close by include Peacocks, Argos, Coffee#1, Specsavers, Barnardos, Savers, and The Slug & Lettuce.

## Description

The property comprises of a unique vacant building comprising of characterful former offices, most latterly used by the Post Office. It is believed the building dates back to the mid-19<sup>th</sup> century.

The building requires full updating and modernisation. It is arranged over ground, first and second floors, each floor being divided into several rooms. See plans over.

It is situated in a Conservation Area and subject to the usual consents may be suitable for various uses\* including retail, office, leisure, health etc. See also the heading of "Planning" for details of recent planning consents.

Car parking for 3 vehicles is available in the shared rear yard area accessed from Market Street.

**\*Please note that there is a restrictive covenant preventing any use of the property within Use Classes A3 (Restaurant), A4 (Public House) and A5 (Hot Food Takeaway).**

## Planning

Change of use from A1 retail to D1 (dentists) along with internal and external alterations was granted on 27/2/20 – application reference: 19/01645/FUL. See plans over.

## Accommodation

Scaled from plans (see copies over), the property comprises of the following approximate gross internal floor areas:-

<b>Ground Floor :</b>	<b>1,070 sq ft (99 sq m)</b>
<b>First Floor:</b>	<b>817 sq ft (76 sq m)</b>
<b>Second Floor:</b>	<b>253 sq ft (25 sq m)</b>

## 3 Car parking spaces

## Tenure

The property is available for sale freehold with vacant possession.

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## Guide Price

£150,000+ (see over for further details of the definition of guide and reserve price)

**Plus** fees (see over for costs at auction)

## VAT

It is understood that VAT will not be charged.

## Rating Assessment

The property has not yet been assessed for business rates purposes.

## Energy Performance Certificate (EPC)

The property has a rating of 125 (Band E).

## Video Tour

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

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.

## Viewing

Strictly by prior appointment with :-

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ourselves or our Joint Auctioneers:-



Ian Tudor – Commercial Auction Director  
0121 312 1212  
[itudor@bondwolfe.com](mailto:itudor@bondwolfe.com)

Subject to Contract April 26

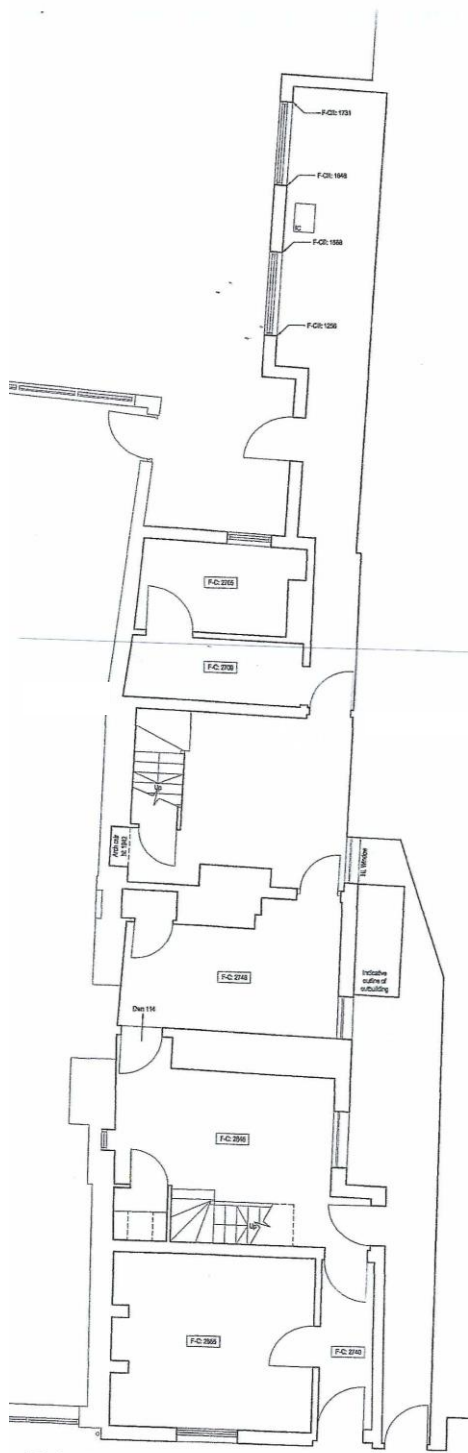


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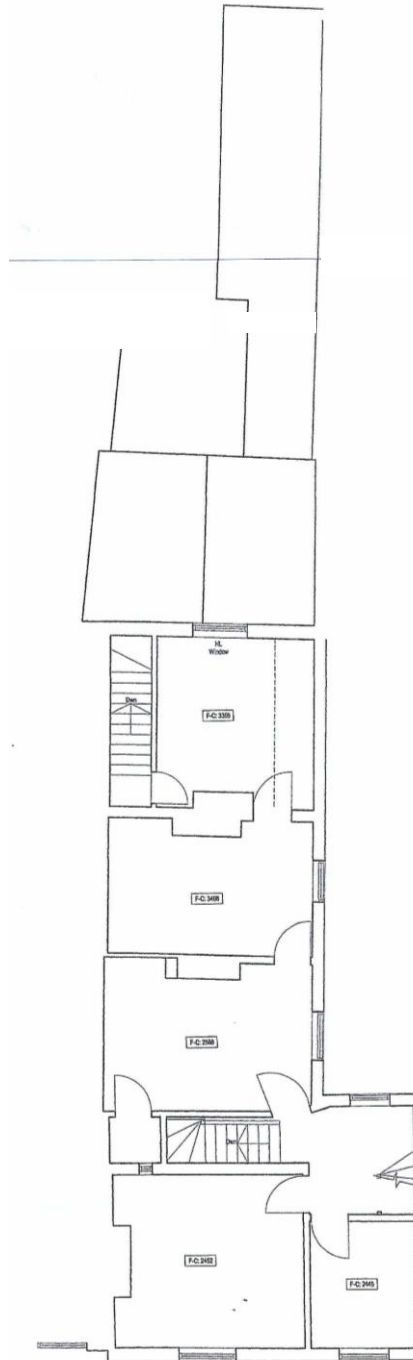
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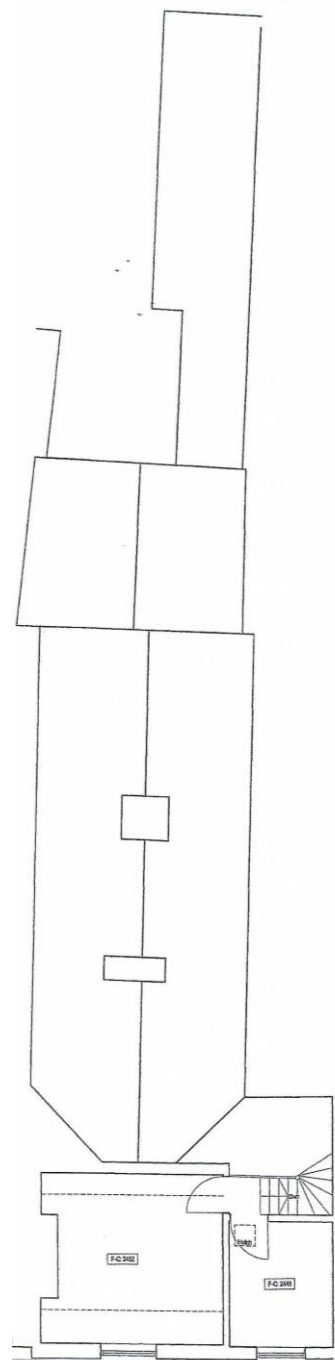
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Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

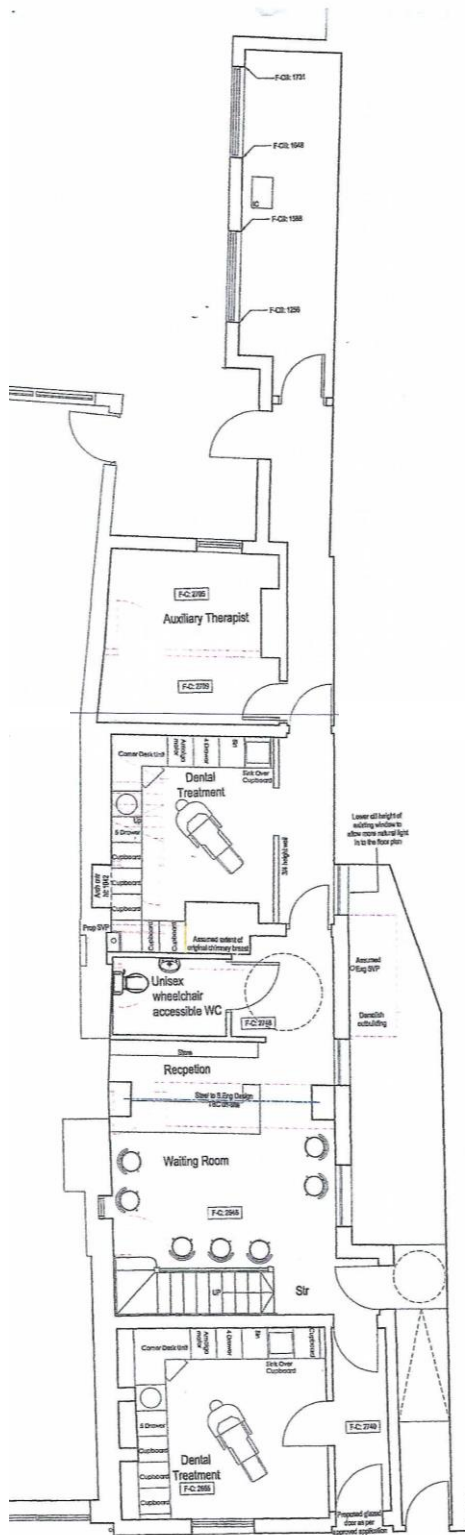
**Plans of existing layout - not to scale**  
**Scale copies available upon request**

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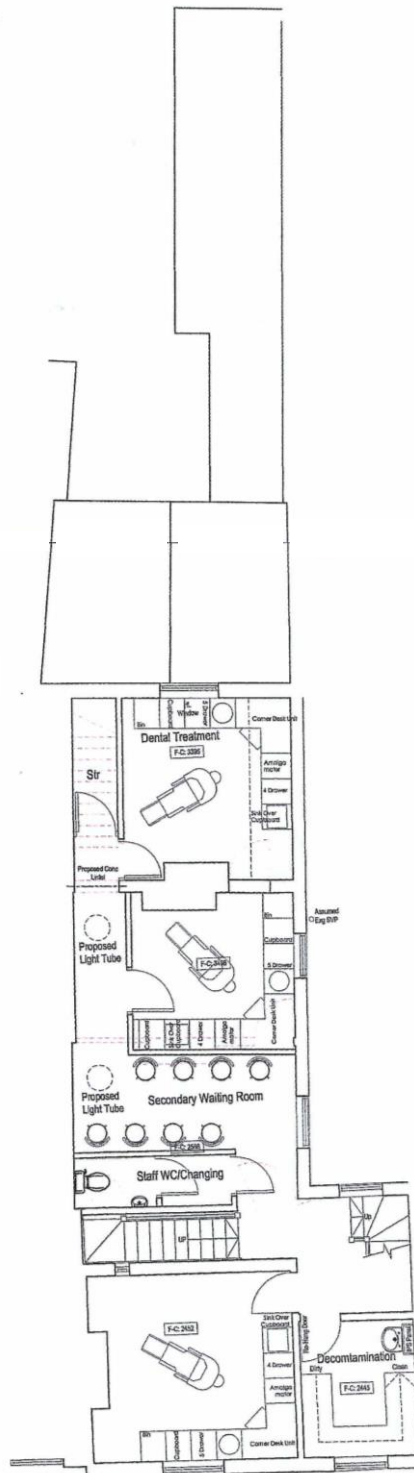
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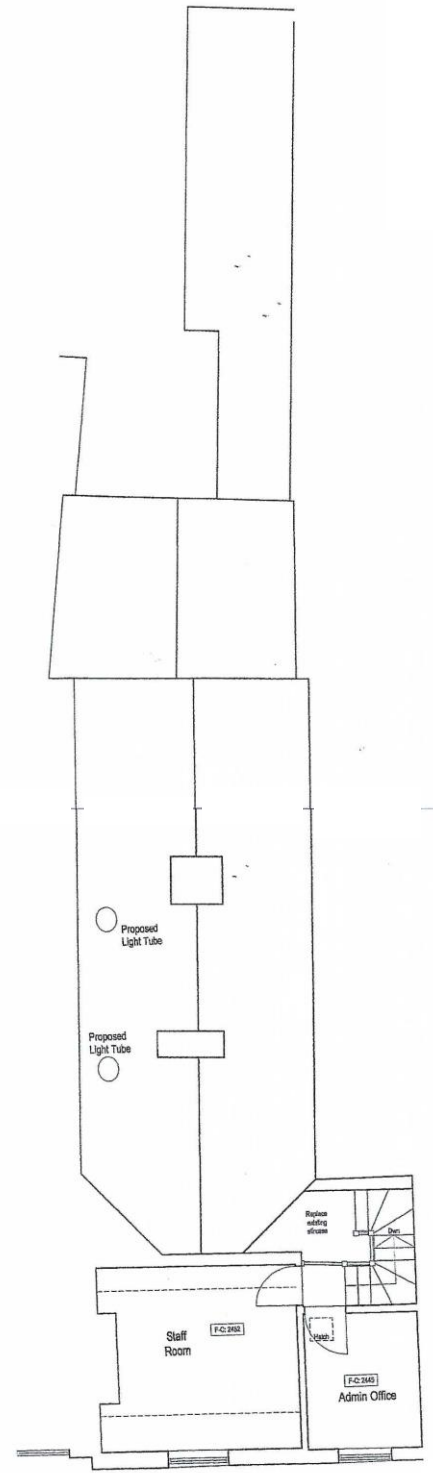
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

**Plans of proposed layout - not to scale**

**Planning application: 19/01645/FUL – Change of use to a Dentist and alterations**

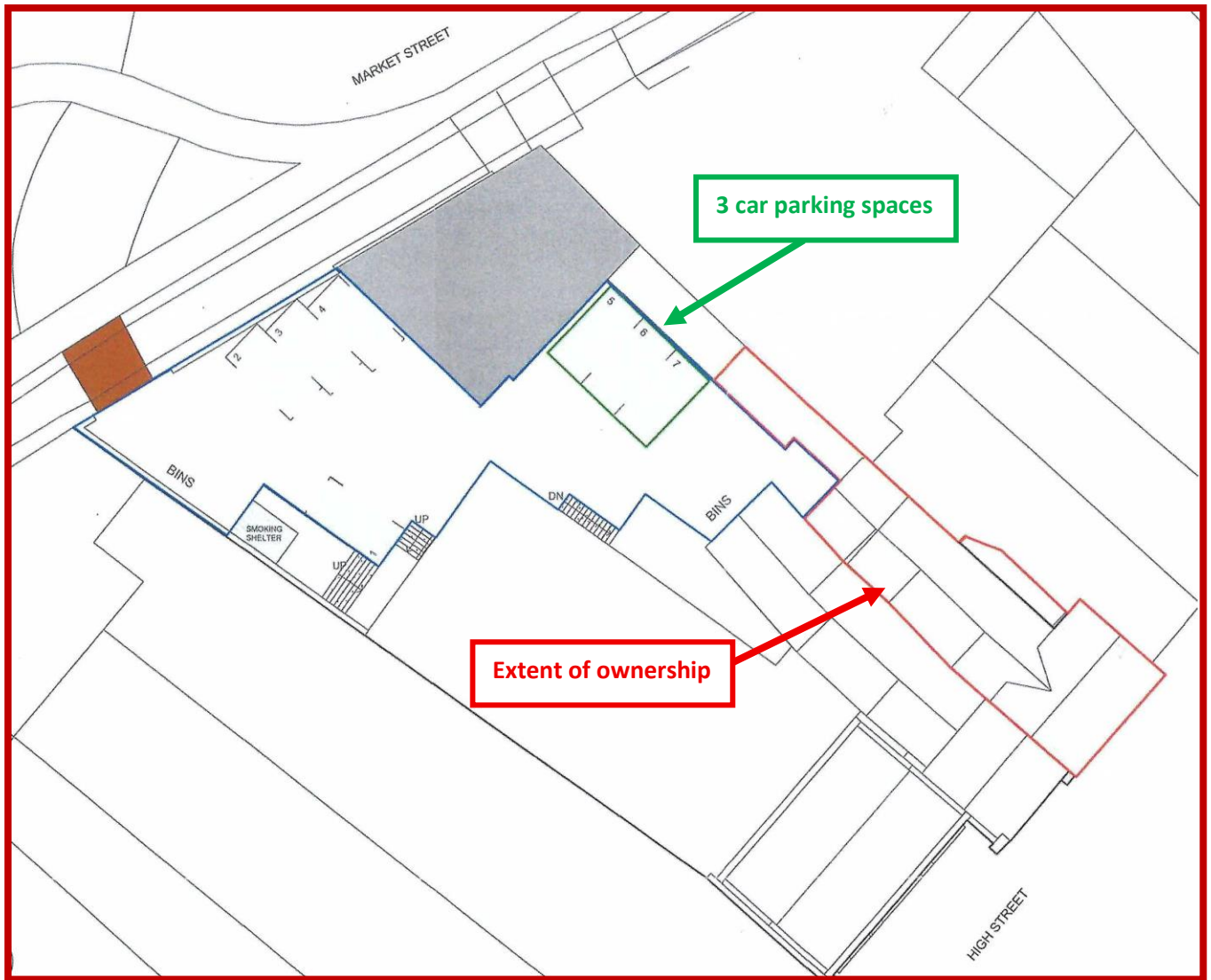
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## DEFINITION OF GUIDE & RESERVE PRICE

All properties are sold subject to a reserve price, which is the minimum price the seller is willing to accept and is confidential between the seller and Auctioneer. The guide price is only an indication as to where the reserve is currently set and not necessarily the Auctioneers expectation of what it will sell for. If the guide price is a bracket figure, then the reserve price cannot be higher than the top end of the guide price, if the guide price is a fixed figure, then the reserve cannot be more than 10% above the guide price.

The guide price and reserve price can be subject to change at any time up to and including the auction day and, properties can often sell for substantially more than the quoted guide price.

## COSTS AT AUCTION

When buying at auction you will unconditionally exchange contracts on the fall of the auctioneer's gavel, please therefore ensure you have read the legal pack for each property prior to bidding. They are all individual and include the terms and conditions of your purchase as well as any costs in addition to the purchase price.

The sale of each lot is subject to an administration fee of £2,340 inc VAT (£1,950.00 + VAT) (unless otherwise stated in the important information), payable on the fall of the gavel/at the end of the online auction. Please note that the administration fee for the Local Authority lots may differ and all interested parties should enquire directly with the Auctioneers as to the fee applicable.

Any additional costs excluding the administration fee will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack has been prepared by the seller's solicitor(s), who are responsible for its contents and disclosing all know information. It is available to download free of charge under the 'lot information', and you take responsibility for reading and understanding the legal pack and are bound by all the contents. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

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