

**To Let
Shop**

NICHOLAS BRETT & CO

Chartered Surveyors

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2, Gurneys Lane, Droitwich Spa WR9 8EL

- Former Barber Shop fully-fitted to a high standard
- May be suitable for various uses – subject to usual consents
- Ground Floor Shop c.300 sq ft (28 sqm) + First Floor Office/Storage c.300 sq ft (28 sqm)
- Busy thoroughfare location linking Waitrose Supermarket & High Street

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

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Location

The property is situated on Gurneys Lane, a very busy and attractive pedestrian thoroughfare linking Waitrose Supermarket to the High Street.

There is a large public car park close by adjacent to Waitrose.

Neighbouring occupiers include St. Richard's Hospice Charity, Tonks & Firkin Estate Agents and Flowers of Elegance.

Description

The property comprises of a modern two storey premises.

The ground floor comprises of a former Barbers Shop fitted out to a high standard including suspended ceiling with inset LED lighting, Air Conditioning and laminate flooring.

At first floor there is an office, staff area and bathroom.

Access is available for loading and unloading in the rear yard. One allocated car parking space is available in the rear yard.

It is considered the property may be suitable for various uses, subject to the usual consents.

Accommodation

The property comprises of the following approximate floor areas:-

Ground Floor Sales Area: 294 sq ft (27 sqm)

First Floor Office/Store: 299 sq ft (28 sqm)

Energy Performance Certificate (EPC)

The property has a rating of 54 (Band C).

Lease*

The property is available by way of a new lease upon terms to be agreed.

*The lease will be outside of the Landlord & Tenant Act 1954 (excluded from sections 24 - 28).

Rent

£9,500 per annum exclusive.

Premium

Offers invited to acquire former Barber Shops fixtures & fittings, if required.

VAT

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

Rating Assessment*

Rateable Value: £6,600

***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.

This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Details obtained online at:-

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

PTO

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Video Tour

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

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (see contact details)

Subject to Contract July 2026



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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