

To Let  
Fully Fitted former Pizza Restaurant

119, High Street  
Bromsgrove B61 8AE

NICHOLAS BRETT & CO

Chartered Surveyors

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- **To Let – Fully fitted Café/Restaurant**
- **Full recent renovation undertaken including an extensive fit out, rewiring and plumbing**
- **Exposed vaulted ceiling revealing fully restored oak beams and roof lights**
- **Air-conditioned**
- **Mezzanine Office/Store, rear loading, & 1 car parking space**
- **Fixtures, fittings, and equipment available to purchase separately**
- **Space currently for c.50 covers internally**
- **Outside seating for up to c.20 covers – subject to licence**
- **Busy pedestrianised location close to Argos, Barnardos, Specsavers, Peacocks, Slug& Lettuce, Savers, and several Cafés, Restaurants and Public Houses**

## Location

The property occupies an extremely prominent and busy trading location in the popular and affluent Market Town of Bromsgrove, which is becoming a popular destination for cafés, bars and restaurants.

Situated in a prime pedestrianised location, it benefits from a high volume of pedestrian footfall, plus visibility to traffic passing close by.

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

There is an outdoor market on the High Street on several days of the week,

## Description

The property comprises the whole of a characterful Building. It was formerly a very well-established and popular Pizza Restaurant.

The property was completely renovated a few years ago to a very high standard including rewiring and plumbing throughout. The renovation has revealed full height vaulted ceilings, which in turn exposed original roof-lights and oak beams which have been fully restored. There are lots of other characterful features including bare-faced walls and exposed piping.

## Description – continued

There is a customer and disabled WC, together with a very useful Mezzanine Office/Store which overlooks the restaurant.

New fittings include a bespoke fabricated bar, kitchen, and storage cases together with a single solid oak front door.

Mitsubishi Air-conditioning and heating has been installed together with new fixtures, fittings, and equipment, including enhanced security systems such as a double steel fire door, CCTV & Alarm (App controlled) and sound system (Bose Freespace, 8 wall-mounted speakers and 2 subs), which are all available to purchase separately.

There is room internally currently for c. 50 covers, a further c.20 covers are potentially available externally, subject to the grant of a Pavement Licence.

Car parking for 1 vehicle together with loading and unloading is available in the shared rear yard area.

## Accommodation

The property comprises of the following approximate gross internal floor areas:-

<b>Ground Floor:</b>	<b>1,000 sq ft (93 sqm)</b>
<b>Mezzanine:</b>	<b>122 sq ft (11 sqm)</b>

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## Video Tour

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

## Energy Performance Certificate (EPC)

The property has a rating of 21 (Band A).

## Lease

The property is available upon a new Lease upon terms to be agreed.

## Rent

£22,500 per annum exclusive

## Premium

A premium of £40,000 will be payable to acquire all the fixtures, fittings and equipment.

## VAT

It is understood that VAT will be charged on the rent and other outgoings.

## Viewing

Strictly by prior appointment.

## Rating Assessment\*

Rateable Value: £13,000

**\*The property may qualify for small business rates relief.**

*\*This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/25 to 31/3/26, the standard multiplier is 55.5p, and small business multiplier is 49.9p.*

*\*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%. For example, if the rateable value is £13,000, you'll get 67% off your bill.*

*Details obtained online at [www.gov.uk](http://www.gov.uk). This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.*

Subject to Contract June 2025

**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 because of any error or omission in the particulars, or any other information given.**

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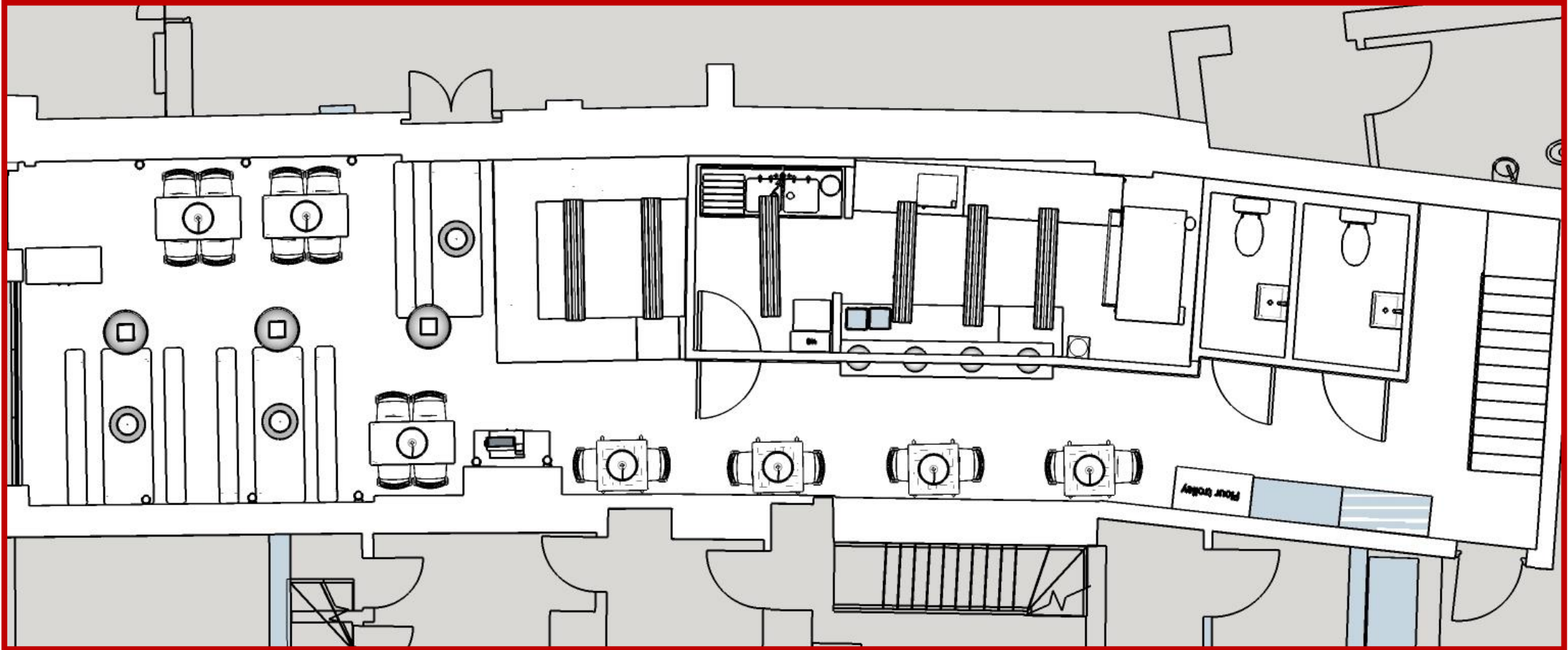
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Ground Floor Plan – Not to scale



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