

FOR SALE / TO LET

10 MILL LANE, BROMSGROVE, WORCESTERSHIRE, B61 8AG



768 SQ FT (71.35SQ M) NIA RETAIL PREMISES

- GROUND FLOOR SALE & FF STORE
- PROMINENT POSITION NEXT TO ICELAND
- BUSY LOCATION
- CLOSE TO BUS STATION
- FREEHOLD
- OR NEW LEASE

**RENT £10,000 PER ANNUM /
PURCHASE PRICE £130,000**
(PLUS VAT)

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LOCATION

The premises are well located on Mill Lane. This location is extremely busy, being the main thoroughfare from Asda and the Bus Station to the High Street.

Major retailers in the Immediate vicinity include Iceland, New Look, Oxfam and Peacocks.

DESCRIPTION

The Property is arranged as:-

Ground Floor – open plan sales area of 568 sqft benefiting from security shutter to the front and loading access to the rear. The shop is fitted with suspended fissure tiled ceiling and LED lighting.

First Floor – stores of 200 sqft plus WC facilities.

The total net internal floor area is 768 sqft.

Outside the property is built flush with the pedestrianised section of Mill Lane and benefits from access to shared rear yard allowing for parking and space for loading and unloading.

RENT

£10,000 per annum plus VAT.

PURCHASE PRICE

£130,000 plus VAT.

TENURE - either

a) A new Business Lease for a term of 3 or more years or

b) Freehold.

RATEABLE VALUE

£10,250

EPC

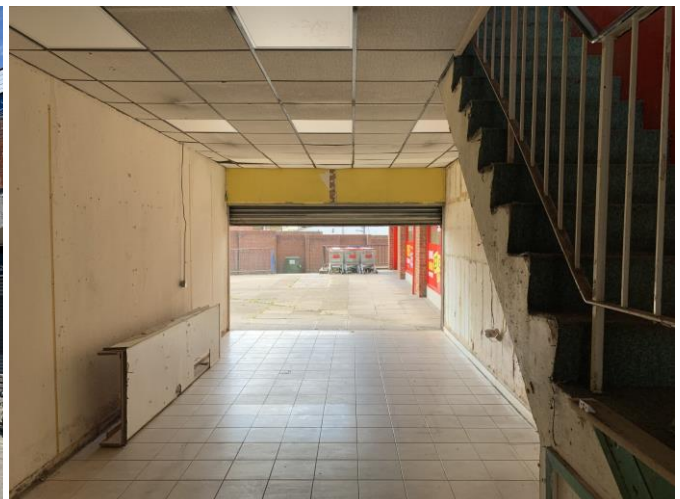
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LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office -
01527 584 242.



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