

FOR SALE

**125 HIGH STREET, BROMSGROVE, WORCESTERSHIRE,
B61 8AE**



COMMERCIAL INVESTMENT

- CONVENIENT LOCATION
- EXPIRY MARCH 2028
- £22,000 PER ANNUM
- PROMINENT POSITION
- GOOD QUALITY TENANT
- VIRTUAL FREEHOLD

ASKING PRICE £220,000

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LOCATION

Bromsgrove is a market town situated approximately 13 miles south-west of Birmingham and 12 miles north of Worcester. The Town Centre has excellent transportation links with Junction 1 of the M42 and Junctions 4 & 5 of the M5 Motorway, within 4 miles.

The Property is situated in a prime position to the northern end of Bromsgrove High Street. Notable retailers in close proximity include Argos, Halifax Building Society, Specsavers and Natwest.

DESCRIPTION

The Property comprises a mid-terrace Ground Floor Retail Unit, extending to approximately 800 sq ft (74 sq m).

ASKING PRICE

£220,000

For Sale as a Transfer of a Going Concern (TOGC), VAT exempt.

RATEABLE VALUE

£16,000

SERVICES

All mains services available.

EPC

Band D (84)

TENURE

Virtual Freehold.

Subject to a Lease to The Primrose Hospice Ltd for a term of 10 years with effect from 28th March 2018 at a current rent of £22,000 per annum, There is a Rent Review and Tenant Break Option (subject to 6 months' notice and a £5,000 penalty) on 28th March 2023.

LEGAL FEES

Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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