



TO LET / FOR SALE

1,022 SQ FT (95 SQ M) NIA

2 Mill Lane, Bromsgrove, Worcestershire, B61 8AG

- TOWN CENTRE SHOP
- 1,022 SQ FT (95 SQ M) NIA
- GROUND FLOOR SALES WITH FIRST FLOOR OFFICES/STORES
- PROMINENT POSITION BETWEEN HIGH STREET & BUS STATION
- NEW LEASE
- CLASS E USE

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, and Peacocks.

Description

The Property is arranged as:-

Ground Floor:

- Retail Area has a frontage to Mill lane with width of 15'9" and depth of 39'5". Benefiting from suspended ceiling inset fluorescent lighting and air-conditioning.
- Rear Storeroom measuring 7'3" x 15'11" with loading access to the rear.

The Net Internal Area (NIA) of the Ground Floor is 722 sq ft (67 sq m).

First Floor:

Laid out as 2 No. Offices, Stores, WC and Kitchenette.

The NIA is 300 sq ft (28 sq m).



Rent

£16,000 Per Annum + VAT.

Purchase Price

£210,000 + VAT

Tenure

New Full Repairing & Insuring Lease for a term of 3 or more years or Freehold.

Rateable Value

£14,500

Energy Performance Certificate

Band E (104)

Legal Fees

Each party to bear their own costs.

VAT

We understand that VAT is payable on freehold and the Lease.

Viewing

Strictly by appointment with our Reception on 01527 584 242.

Area Map



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