

51-53 High Street Bromsgrove, Worcestershire B61 8AJ

lot 38

Freehold Retail Investment

- Let to tenants trading as British Heart Foundation and Leigh Jones Butchers & Delicatessen
- Comprises two retail units totalling 3,618 sq ft
- Tenant of No. 53 in occupation since 1983
- Benefits from a substantial yard to the rear
- Prominent town centre location on pedestrianised High Street
- Nearby occupiers include Boots the Chemist, WH Smith, Pizza Express, Prezzo, Costa and Poundland

Rent
£53,000 per
annum
exclusive



On behalf of
Receivers **CBRE**

Location

Miles: 15 miles north-east of Worcester
15 miles south-west of Birmingham
Roads: A38, A448, M5, M42
Rail: Bromsgrove Railway Station (links to Birmingham
New Street and London Euston)
Air: Birmingham International Airport

Situation

The property is situated in the heart of the town centre in a prominent trading position on the west side of the pedestrianised High Street. Nearby occupiers include Boots the Chemist, WH Smith, Pizza Express, Prezzo, Costa and Poundland.

Description

The property comprises two ground floor retail units with ancillary accommodation on the first floor. The property benefits from a substantial yard to the rear accessed from Crown Close.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

NB. The adjoining property, No. 49 High Street will be offered as Lot 87 in this catalogue.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
51	Ground	Retail/Ancillary	163.90 sq m	(1,764 sq ft)	BRITISH HEART FOUNDATION (1)	10 years from	£30,000	16/07/2020
	First	Ancillary	86.60 sq m	(932 sq ft)		16/07/2015 (2)		(15/07/2025)
53	Ground	Retail/Ancillary	85.70 sq m	(922 sq ft)	INDIVIDUAL (t/a Leigh Jones Butchers & Delicatessen)	10 years from	£23,000	(24/06/2018)
Totals			336.20 sq m	(3,618 sq ft)			£53,000	

(1) The British Heart Foundation was founded in 1961 and is the UK's leading heart charity with over 730 retail outlets across the UK (Source: www.bhf.org.uk 07/09/2016).

(2) The lease is subject to a tenant option to determine on 31st June 2020.

For further details please contact:

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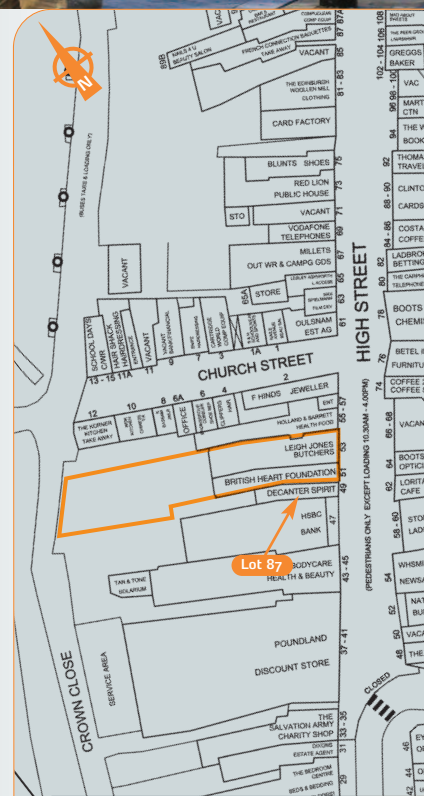
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Buyer's Legal Report Service

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