

lot 87

49 High Street
Bromsgrove, Worcestershire B61 8AJ

Rent
£17,500 per
annum
exclusive,
subject to
note 2

Freehold Retail Investment

- Let to Decanter Spirit Limited on a new 5 year lease (subject to option)
- Prominent town centre location on pedestrianised High Street
- Nearby occupiers include Boots the Chemist, WH Smith, Pizza Express, Prezzo, Costa and Poundland
- Tenant to begin fit out at the end of September



This photograph has been digitally enhanced

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, a Grade II listed building, comprises ground floor retail accommodation with ancillary accommodation on the first floor.

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.51-53 High Street, will be offered as lot 38 in this catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	83.10 sq m (895 sq ft)	DECANTER SPIRIT LIMITED	5 years from 25/08/2016 on a full repairing and insuring lease (1)	£17,500 (2)	24/08/2021
First	Ancillary	57.10 sq m (614 sq ft)				
					£17,500 (2)	

- (1) The lease is subject to a tenant option to determine on 25th August 2019, on providing six months prior notice.
(2) The tenant is currently benefiting from a rent free period due to expire on 24th November 2016. The seller has agreed to adjust the completion monies so that the property will produce £17,500 p.a.x from completion of the sale.
NB. The seller is holding an £8,750 rent deposit.

For further details please contact:

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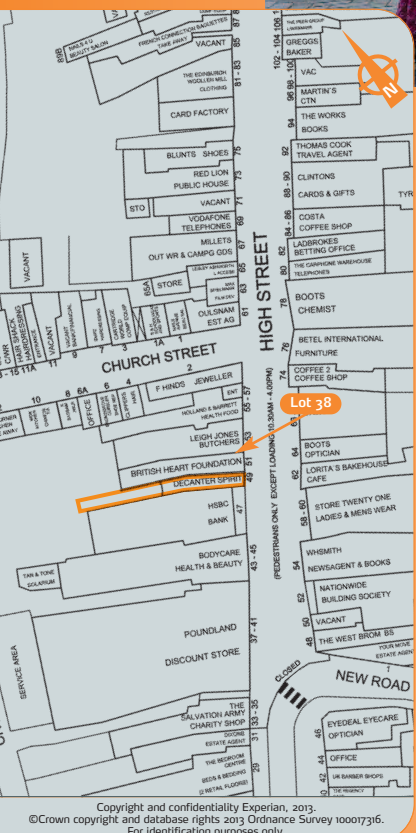
Buyer's Legal Report Service

Dentons UKMEA LLP
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See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

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