

# 3-5 High Street, Bromsgrove, Worcestershire B61 8AJ

Freehold Town Centre Retail/Office Opportunity

# Lot 39

Vacant



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenancy
3	Ground	Retail/Ancillary	107.00 sq m	(1,152 sq ft)	VACANT
	First	Office/Ancillary	64.30 sq m	(692 sq ft)	
	Second	Ancillary	28.10 sq m	(302 sq ft)	
5	Ground	Retail/Ancillary	131.30 sq m	(1,413 sq ft)	VACANT
	First	Office/Ancillary	84.10 sq m	(905 sq ft)	
	Second	Office/Ancillary	95.20 sq m	(1,025 sq ft)	
<b>Total</b>			<b>510.00 sq m</b>	<b>(5,489 sq ft)</b>	

### Key Details

- Comprises two ground floor retail units with office accommodation on the upper floors
- Car parking to the rear
- Town centre High Street location
- Nearby occupiers include Boots the Chemist, WH Smith, Pizza Express and JD Wetherspoon
- Active Management/Residential Redevelopment Potential (subject to consents)

### On Behalf of Joint LPA Receivers

#### 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 on the west side of the High Street. Nearby occupiers include Boots the Chemist, WH Smith, Pizza Express, Prezzo, Poundland and JD Wetherspoon.

#### Description

The property comprises two adjoining ground floor retail units with office and ancillary accommodation on the first and second floors. The first and second floors of No. 3 are self-contained and accessed from the rear. The area to the rear of the property has previously been used for parking.

#### Tenure

Freehold.

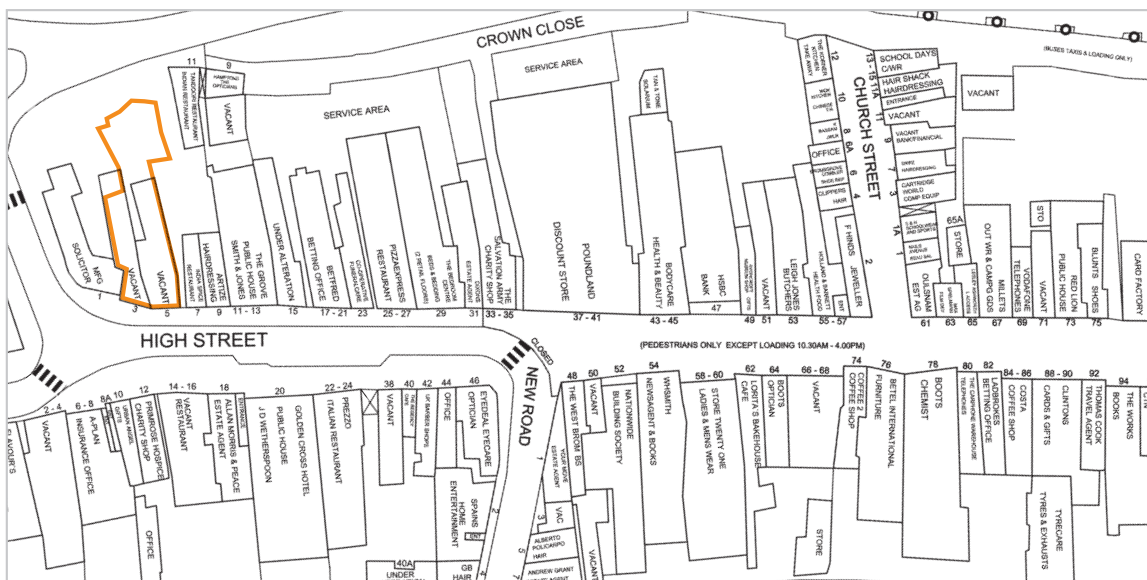
#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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