



Beech House
16 The Strand
Bromsgrove
B61 8AB

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GREAT BARR 83 and 83a Collingwood Drive B43 7JW

PROMINENT SHOP TO LET IN A LOCAL PARADE WITH THE BENEFIT OF A 3-BEDROOM APARTMENT

LOCATION

The shop is located in a prominent trading position within the local parade of shops adjacent to **Beacon Pharmacy**, close to **Deep Blue Fish and Chips** with other nearby traders including **The Café**, **Beauty Lounge** and **Make a Wish**.

DEMISE

Ground floor sales area with a rear access and benefit of a two-storey, three-bedroomed apartment with separate access.

DIMENSIONS

Shop

Gross frontage	18' 4"
Internal width	16' 2"
Shop depth	33' 1"
Ground floor sales	605 sq ft
Ground floor stores	26 sq ft

Living accommodation

3 bedroomed apartment

LEASE

A full repairing and insuring lease will be granted for a duration of 10 years with an upward only rent review in the 5th year; a break clause will be offered to the tenant at the end of the 5th year on providing the Landlord with no less than 6 month's prior written notice.

RENT FOR SHOP AND LIVING ACCOMMODATION

£13,500 per annum exclusive

Please note rent payments will be subject to VAT.



RATING ASSESSMENT

Shop

Rateable value	£4,000	
Rates payable	nil	(2017-18)

Living accommodation

Council tax band A

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited
Tel: 01527 578820
Email: info@apretail.co.uk

ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property
December 2017