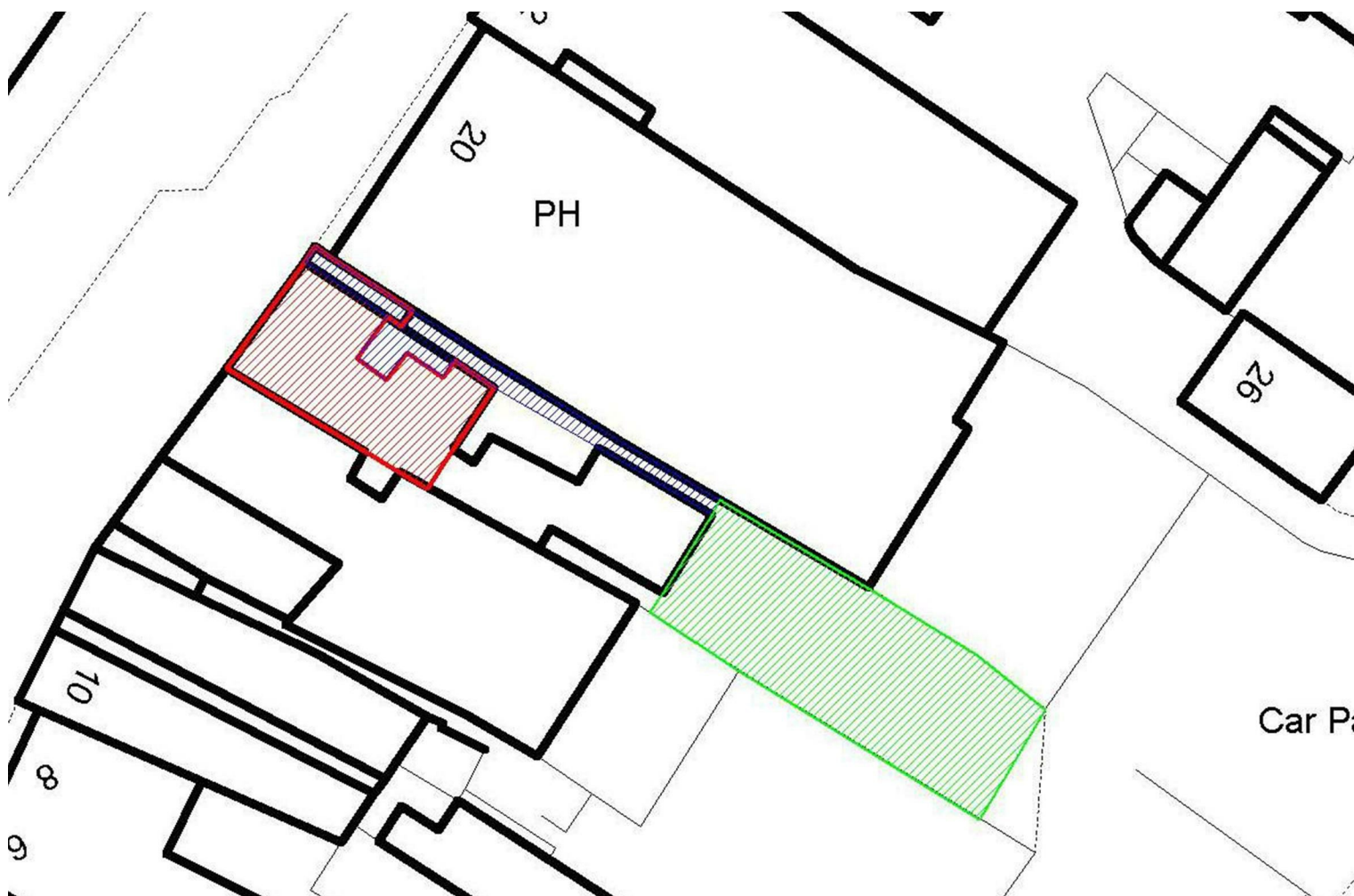
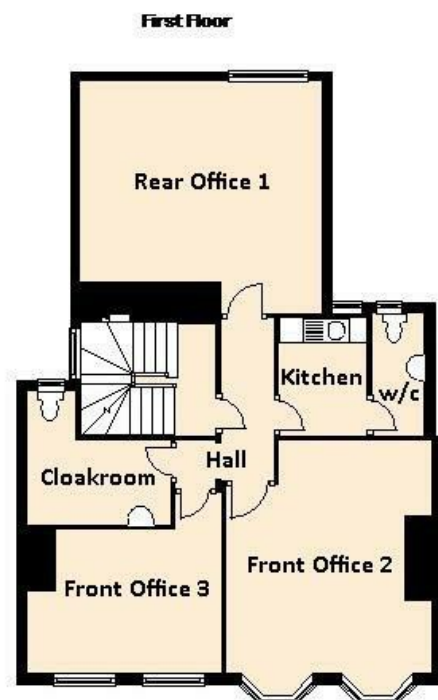


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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 6434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Allan Morris

estate agents



18A High Street, Bromsgrove, Worcestershire, B61 8HQ
Rental excludes: Utility bills; Business Rates payments; service charge; and insurance rent.



Rent: £650/month (£1,950/quarter)

01527 874 646 bromsgrove@allan-morris.co.uk allan-morris.co.uk
18 High Street, Bromsgrove, Worcestershire, B61 8HQ

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



DESCRIPTION OF OFFICE SUITE

This well presented and spacious self-contained first floor office suite enjoys its own access point off the busy High Street in the centre of Bromsgrove. There is also an access point to the rear where there is allocated parking for two cars in the private car park to the rear of the building. The premises are located in a historic grade II listed building with accommodation of approximately 65sqm (700sqft), comprising: Hallway; three large offices; kitchen with toilet off; and a large cloakroom with toilet.

The premises also have central heating radiator system with electric boiler, double glazing to the rear, single glazed Georgian sash windows to the front and were rewired in 2008 (including hardwired fire alarm and door entry system from High Street).

USE ALLOWED: Any use within class A2 (Financial and Professional Services) Schedule to the Town & Country Planning Act (Use Classes) Order 1987 (even if it is subsequently amended or revoked).

The accommodation in the office suite comprises:

L-SHAPED HALLWAY 11'1" x 3'6" & 3'7" (3.40m x 1.07m & 1.10m)
4.85 square metres

REAR OFFICE ONE 15'1" x 13'1" < 15'1" (4.60m x 4.00m < 4.60m)
(Measurements include recess) 19.45 square metres

FRONT OFFICE TWO 15'5" x 13'4" (4.70m x 4.08m)
(Measurements include recesses) 17.06 square metres

FRONT OFFICE THREE 11'1" < 13'1" x 9'4" (3.40m < 4.00m x 2.85m)
(Measurements include recess) 10.74 square metres

CLOAKROOM / W.C. 9'6" x 5'4" < 8'8" (2.90m x 1.65m < 2.66m)
(Measurements include suite & recess) 5.74 square metres

STAFF KITCHEN (WITH W.C. OFF) 6'11" x 5'8" (2.11m x 1.75m)
(Measurements include units) 3.69 square metres

W.C. OFF KITCHEN 6'5" x 3'5" (1.98m x 1.06m)
(Measurements include suite) 2.10 square metres

GENERAL INFORMATION

BASIC LEASE INFORMATION

A) Lease term can be negotiable.

B) An annual rental of £7,800.

C) There will be a small service charge towards maintaining the common parts of the premises, initially set at £250pa and to be paid annually in advance.

D) There will be an insurance rent towards the cost of the buildings insurance, initially £350pa and to be paid annually in advance.

E) The Tenant will benefit from the use of two designated car parking spaces in the private carpark at the rear of 18 High Street.

F) The office suite will be let unfurnished.

G) Two written personal references are required (one of which should be from a former employer or landlord, the other from a professional person such as a solicitor, dentist etc) plus a reference from an individual's or company's present Bankers.

H) Other Heads of Terms by negotiation.

LOCAL AUTHORITY

Bromsgrove District Council (Tel: 01527 873232)

RATEABLE VALUE

The rateable value from April 2018 to April 2019 is £4,050 according to the Government website: <https://www.tax.service.gov.uk/view-my-valuation/search>. However, the transitional adjustment for being a listed building reduces the current rates payable to NIL for the year to April 2019. Any questions regarding the rateable value/rates payable should be directed to the Inland Revenue Valuation Officer at Crown House, Bull Ring, Kidderminster (Tel: 01562 620100).

ENERGY PERFORMANCE CERTIFICATE

Not required, as building is Grade 2 Listed

LOCATION

The premises are ideally located for business usage in the town centre of Bromsgrove in close proximity to High Street Banks, a wide range of shops and restaurants and yet the property is only a few minutes drive away from various junctions of both the M5 and M42 motorways. The property is also approximately 1 mile from the newly expanded railway station.

VIEWING

Strictly by prior appointment via our office situated on the ground floor at 18 High Street, Bromsgrove, B61 8HQ. Tel: 01527 874646.

DIRECTIONS

The office suite is located at first floor level directly over our estate agency office in the centre of Bromsgrove.

AMPP:18AHS/D3