

AP MORGAN



**Birmingham Road, Bromsgrove, Worcestershire**  
Asking Price £225,000

### Features:

- Prominent Birmingham Road location in Bromsgrove town
- Approximately 934 sq. ft arranged over two floors
- Open plan ground floor retail area
- Two first floor treatment rooms with wash hand basins
- Existing plumbing and floor sockets suitable for salon use
- Private enclosed rear yard/garden with access via French doors
- Accessible WC and additional utility/storage areas
- Suitable for a variety of retail or service uses (STPP)

### Description:

A Freehold, well-presented and versatile commercial premises occupying a prominent position along Birmingham Road, extending to approximately 934 sq. ft over two floors. The property offers strong potential for a range of retail or service-based uses (STPP), making it an attractive prospect for owner-occupiers and investors alike.

The ground floor provides a bright and open plan retail area, enhanced by a large feature skylight above the stairwell which allows for excellent natural light throughout. To the rear are two useful utility/storage areas along with an accessible WC. French doors open onto a private, low-maintenance enclosed rear garden, providing additional flexibility for business use and access via a rear gate.

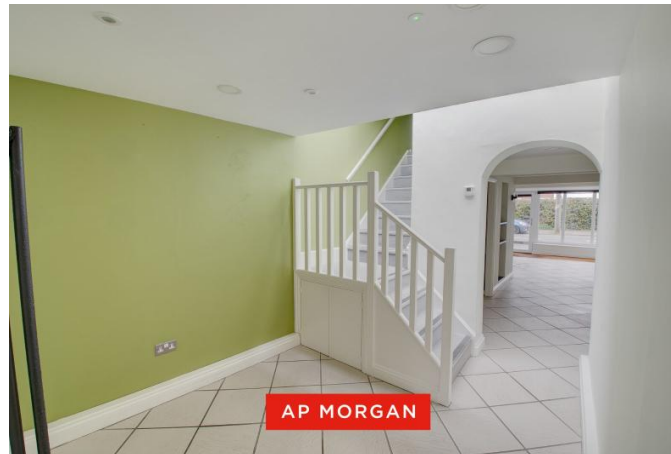
The first floor comprises two well-proportioned treatment rooms, both fitted with wash hand basins, with one also benefiting from a shower facility. Existing plumbing and floor sockets are in place, making the space readily adaptable for similar uses or alternative configurations, subject to the necessary consents.

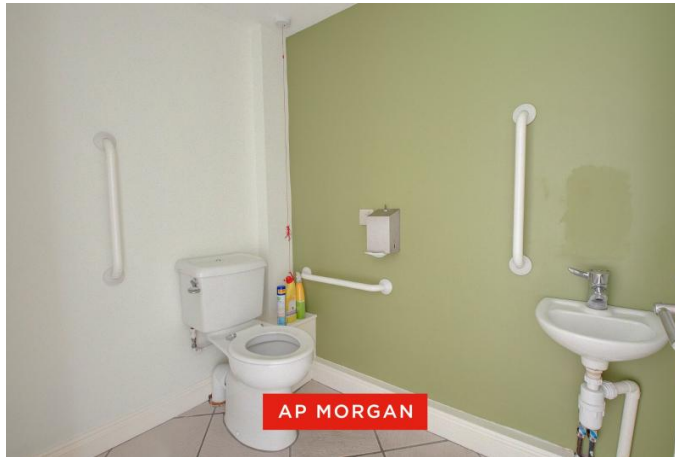
The property is offered with vacant possession.

**EPC Rating:** C

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**





## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

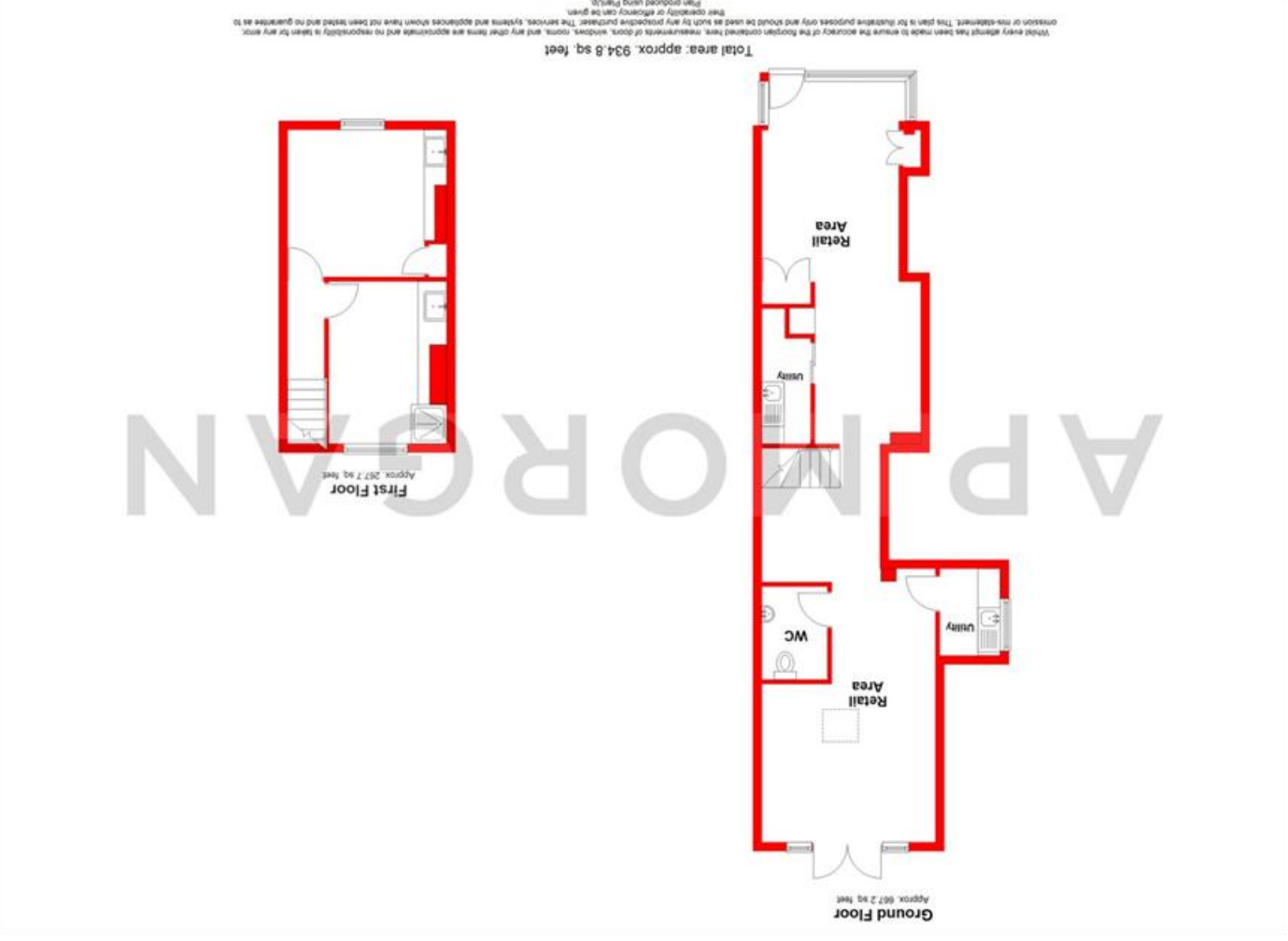
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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