hexagon™
commercial property

RICS



- HIGH DAILY TRAFFIC FLOW WITH OVER 6,540 VEHICLE MOVEMENTS PER DAY
- STRONG TRADING LOCATION WITHIN A MIXED COMMERCIAL AND RESIDENTIAL CATCHMENT
- ALLOCATED PARKING AVAILABLE

RETAIL

400 SqFt (37 SqM)

£8,500 per annum exclusive

Unit 1, 45-47 Broad Street, Bromsgrove

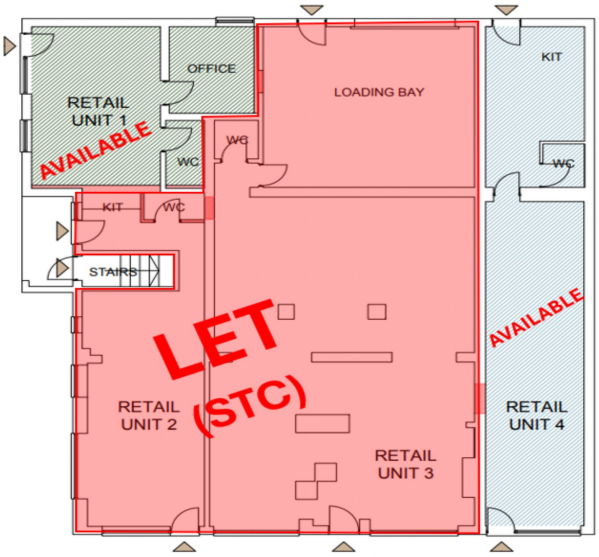
TO LET

hexagon™
commercial property


FOCAL IMAGE






RETAIL UNIT 1
AVAILABLE
OFFICE
LOADING BAY
KIT
WC
WC
WC
KIT
WC
STAIRS
LET (STC)
AVAILABLE
RETAIL UNIT 2
RETAIL UNIT 3
RETAIL UNIT 4

Description

UNDERGOING REFURBISHMENT

The shop occupies a highly prominent position within an established local retail cluster, benefitting from strong visibility and the natural footfall generated by neighbouring occupiers. Being part of a recognised parade enhances the overall attractiveness of the location, as businesses collectively draw customers to the area for convenience shopping and day-to-day services.

Positioned directly adjacent to Broad Street, the parade benefits from consistent vehicular traffic, with approximately 6,540 cars passing daily. This level of exposure not only strengthens trading potential but also provides excellent signage and branding opportunities, further enhancing the long-term investment appeal of the asset.

Location

The property is prominently situated on Broad Street in Sidemoor, a well-established retail parade serving a densely populated residential area of Bromsgrove. The location benefits from strong visibility onto the main road and consistent passing traffic, supporting a range of local businesses that cater to day-to-day needs. Sidemoor is a popular residential suburb with a loyal local customer base, and the parade acts as a convenient neighbourhood centre for both residents and nearby communities.

Bromsgrove town centre is within easy reach, providing a wider selection of amenities and services. The area is well connected, with straightforward access to the A38 and the M5 motorway (Junction 4), offering excellent road links to Birmingham, Worcester and the wider Midlands motorway network.

Accommodation

Unit 1 - 400 Sq Ft

Rates

TBC

Terms

The premises are to be let by way of new lease on terms to be agreed.

Service Charge payable.

Application Fee - £100 + VAT

RICS



...get social
with Hexagon

'Hexagon Commercial Property'

'Hexagon Commercial Property'

@HexagonCP

@HexagonCommercial

...and stay up-to-date with all the latest properties & news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All pricesorrents are quoted exclusive of VAT. These particulars were produced in April 2019.

