

GROVE RETAIL AND LEISURE  
BROMSGROVE ●●●●

|C|O|R|D|W|E|L|L|  
PROPERTY GROUP

# A1/A3 RETAIL SPACE FROM 2,500 SQ FT

A GATEWAY SCHEME IN A  
PREMIER WORCESTERSHIRE  
MARKET TOWN

Available 2016







1,900 sq ft to 6,500 sq ft

LOCATION

The Birmingham Road/Stourbridge Road Junction Car Parking site is a gateway site at the northern end of the main High Street, at the junction between the B4091 Stourbridge Road and the Birmingham Road. It has excellent transport links via, road, motorway and rail with the M42 and M5 junctions 5 minutes drive from the site.

The proximity of the site to the new Parkside Library and Council Hub, the Parkside Medical Centre and the close proximity to the northern end of the High Street makes this site ideally suited for associated uses.

Aldi Food Stores are planning a new 18,000sqft store adjacent which will increase footfall into the site.

KEY FACTS

Bromsgrove has a district Population in excess of 94,000 persons, which is forecast to increase to in excess of 100,000 persons by 2021. The catchment population within 6 miles of the town is circa 150,000 persons. The catchment population is relatively affluent and 29.4% of these persons are classified in the A and B Social Groups, compared to a GB average of 21.7%. In addition, the percentage of persons falling into the d and e social Groups is 26.2%, which is significantly below the GB average.

TIMESCALES

Planning Decision by Q4 2015 with the units becoming available in Q4 2016.

TERMS

The property will be made available by way of a new FRI lease for a term of years by agreement, however, containing provision for upwards only rent reviews at 5 yearly intervals.

RENTAL

Upon application.

LEGAL COSTS

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

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Stuart.Bridgewater@johnsonfellows.co.uk



ACCOMMODATION

Please note that the accommodation is flexible and capable of subdivision.

Unit 1	305m <sup>2</sup>	3250 sq ft
Unit 2	305m <sup>2</sup>	3250 sq ft
Unit 3	335m <sup>2</sup>	3600 sq ft
Unit 4	177m <sup>2</sup>	1900 sq ft





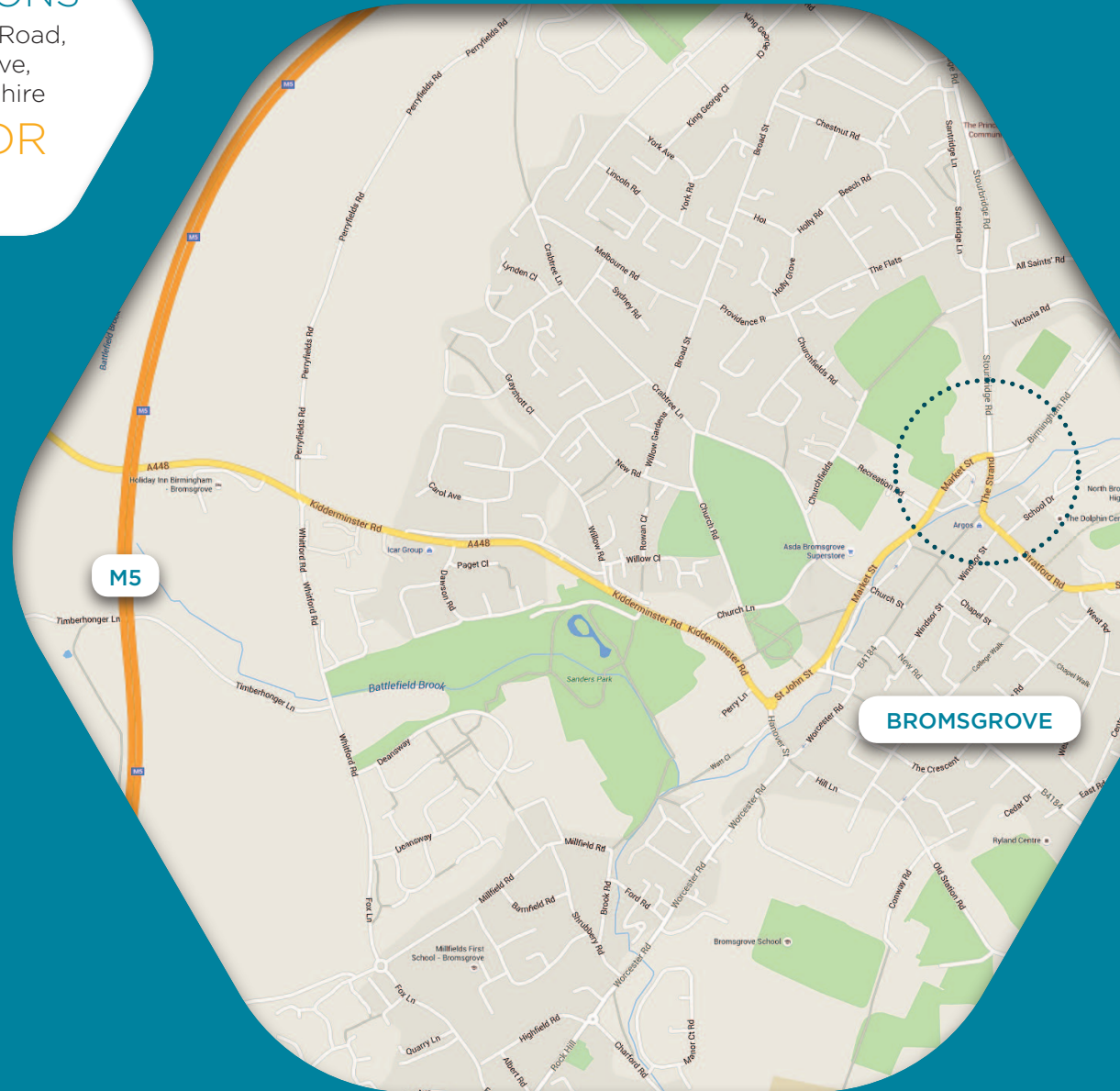
# GROVE RETAIL AND LEISURE BROMSGROVE



## DIRECTIONS

Birmingham Road,  
Bromsgrove,  
Worcestershire

B61 ODR



JOHNSON FELLOWS  
CHARTERED SURVEYORS

## CONTACT:

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