

**Lot 33, 138/140 High Street, Bromsgrove,  
Worcestershire B61 8ES**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Tenants include Argos and Age UK
- Substantial building of approx. 1,693.70 sq m (18,224 sq ft)
- Argos let until July 2029 (subject to option)
- Age UK let until November 2029 (subject to option)
- Argos in occupation for over 35 years
- Prominent position on Bromsgrove High Street
- Nearby occupiers include Asda Superstore, Specsavers, Slug & Lettuce, Boots, Costa, Holland & Barrett and Greggs

#### Lot

33

#### Auction

15th May 2025

#### Rent

£69,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 11 miles south of Birmingham, 11 miles north of Worcester  
**Roads** M42, M5, A448  
**Rail** Bromsgrove Railway Station  
**Air** Birmingham Airport

### Situation

The property is situated on the south side of the pedestrianised High Street, at its junction with Stratford Place in the heart of Bromsgrove town centre. Nearby occupiers include Asda Superstore, Specsavers, Slug & Lettuce, Boots, Costa, Holland & Barrett and Greggs.

### Tenure

Freehold.

### Description

The property comprises substantial building currently arranged to provide two shops over the ground, first and second floors. The property benefits from rear access and loading via Windsor Street.

There is a substation on the site to the rear of the property.

There is a basement below part of 140 High Street which is held under a separate freehold title outside of the interest for sale.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
138 High Street	Ground First	Retail Ancillary	197.00 157.30	(2,115) (1,693)	AGE UK (1)	5 years from 29/11/2024 (2)	£22,500
140 High Street	Ground First Second	Retail Ancillary Ancillary	410.80 475.20 453.40	(4,421) (5,115) (4,880)	ARGOS LIMITED (3)	5 years from 22/07/2024 (4)	£46,500
<b>Total</b>			<b>1,693.70</b>	<b>(18,224) (5)</b>			<b>£69,000</b>

(1) Age UK (CRN: 1092198) is a registered charity operating from over 250 stores across the UK ([www.ageuk.org.uk](http://www.ageuk.org.uk)).

(2) The lease provides a tenant option to determine on 29/11/2027. Age UK are currently fitting out the property and due to start trading soon.

(3) For the year ending 02/03/2024 Argos Limited reported a Turnover of £4,225,449,000, a Pre-Tax Profit of £37,345,000 and a Net Worth of £145,072,000 (NorthRow 04/04/2025).

(4) The lease provides a tenant option to determine on 22/07/2027.

(5) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

N.B. There is an electricity substation on the site.

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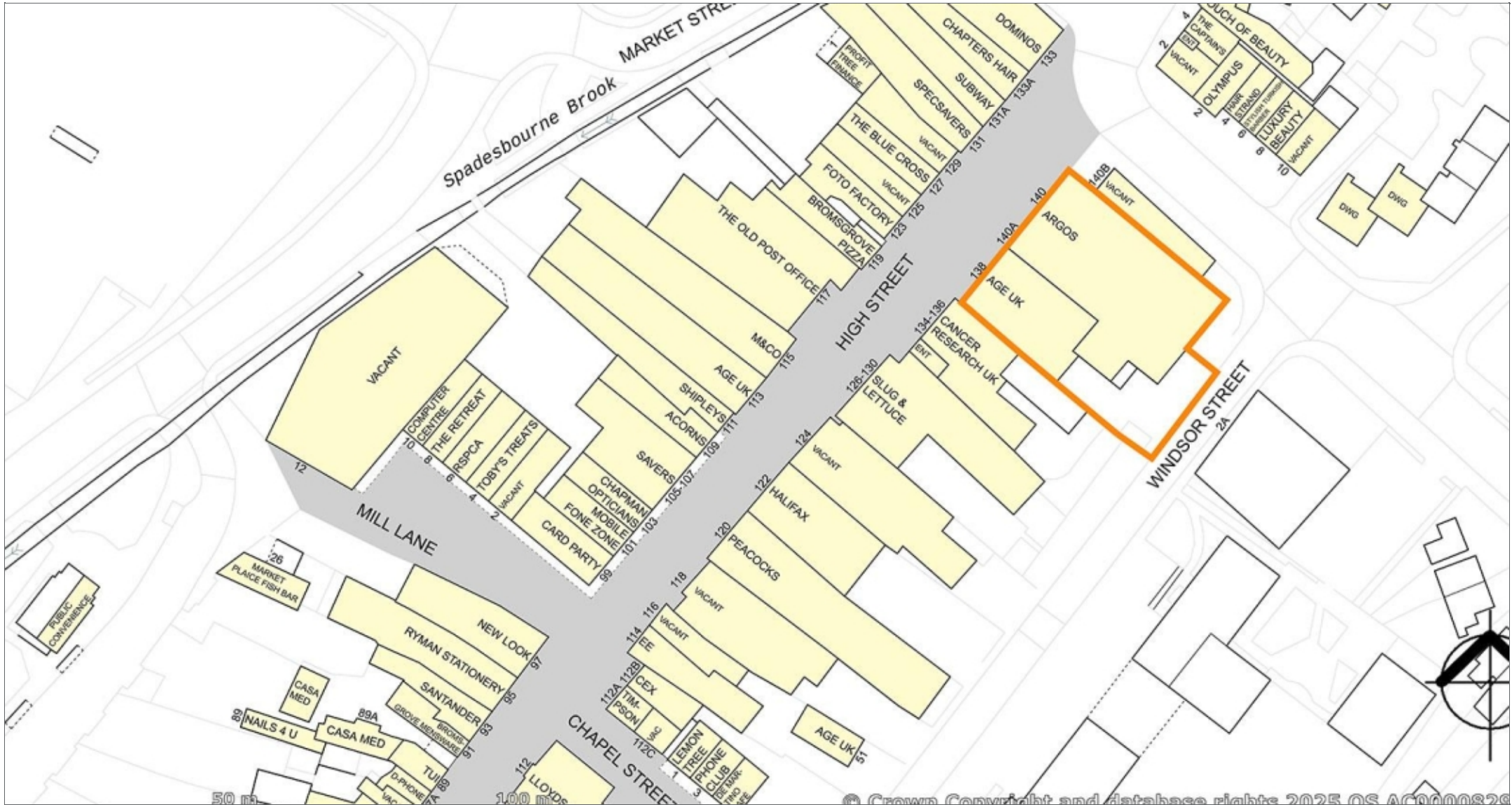
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## Contacts

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2024