

RETAIL PREMISES



1, Church Street, Alcester

- | | |
|---|-------------------------------|
|  Richard Johnson | • Grade II Listed Building |
|  Sephie Portwood | • Sold With Vacant Possession |
|  01789 415628 | • Freehold |
|  richard@westbridgecommercial.co.uk | • 357 sq ft (33.20 m2) NIA |
|  www.westbridgecommercial.co.uk | • £160,000 NO VAT |

1, Church Street, Alcester, B49 5AJ

Location:

Approaching Alcester from the Studley direction turn left off Swan Street onto the main high street where free parking is available. Head towards the end of the high street and turn right in front of the church. Then turn left and ahead of you is 1 Church Street located on the right.

Description:

The property is accessed via its own front door and you enter the main retail space directly from the pavement. There is a large bay window ideal for advertising your business activates or showing your product displays. There is a toilet off the main retail space and a kitchenette room next to the toilet. A staircase leads to the first floor and at the top of the stairs is a landing with a door straight in front to a good sized storage cupboard. To the left off the landing is the first floor retail space with a window to the front elevation and exposed ceiling and wall timbers showing off the buildings period character.

Free parking is available on Church Street, High Street, Bulls Head Yard & Bleachfield car parks so visiting customers should be able to find parking easily.

Floor Area:

Net Internal Area (NIA) is 357 sq ft (33.20 m2).

Price:

£160,000 NO VAT

Tenure:

Freehold.

Rateable Value

1st April 2026 = £4,200 - source: www.voa.gov.uk .

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Legal Costs & Holding Deposit:

Each party pays their own legal costs.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is to be confirmed. If applicable, a full copy of this report will be available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

**Richard Johnson:**

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



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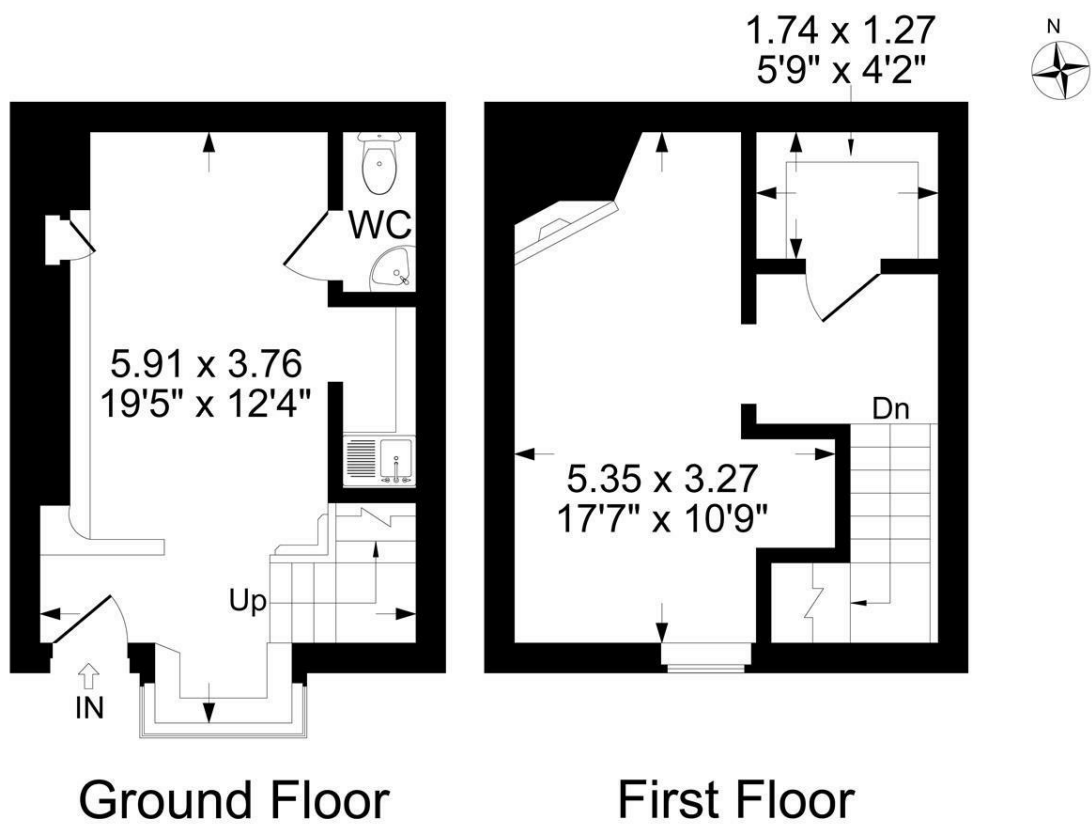


Illustration for identification purposes only,
measurements are approximate, not to scale.