



FOR SALE

**FREEHOLD RETAIL PREMISES
WITH FIRST & SECOND FLOOR OFFICES**
(Income Producing)



31 High Street, Alcester, Warwickshire

-  Richard Johnson
-  Sephie Portwood
-  01789 415628
-  richard@westbridgecommercial.co.uk
-  www.westbridgecommercial.co.uk

- Income Producing
- Further Vacant Space To Let
- Freehold Building
- High Street Location
- Price £295,000

Location:

Located on the high street at Alcester a busy market town on the outskirts of Stratford upon Avon with excellent transport links to the M40 and M5 via the A46 road network. The property is positioned approximately half way up the thriving main high street with a number of established independent shops surrounding the premises. The property has a flying Freehold with underpass which leads from the High Street to the useful Waitrose car park providing free parking.

Description:

The property consists of the following accommodation: A refurbished Ground floor lock up shop with entrance door to the front elevation with two display windows with main retail area beyond these, from this area is a hallway leading to a further middle room which currently has a covered side window which could be reinstated giving further natural light and window display. From the middle room is a rear room again with a partitioned side window and this room leads on to a hallway leading to WC as well as a kitchen area. The ground floor also has rear access to covered side window and a walkway leading from the high street to the Waitrose car park via the underpass at 31 High Street.

There is a separate side entrance to the building with an intercom access system which leads to the first-floor offices via a stair case.

The accommodation is set out as follows: From the main hall is a front room which is currently subject to a tenancy, there is a further middle room which is also let and the rear room which is again subject to the tenancy. There is a hallway which both the middle and rear room are accessed off and there is also a toilet at the end of the hallway. Off the main hallway is a set of steps to the break out room and kitchen area with a window front and rear and from the step is a staircase to a further first floor room which is currently vacant.

Ground Floor:

Front Shop 24.62 m2 or 264 sq ft
Middle Room 12.59 m2 or 135 sq ft
Rear Room 18.12 sq ft or 194 sq ft

First Floor:

Front Room 14.81 m2 or 159 sq ft
Middle Room 12.73 m2 or 136 sq ft
Rear Room 13.18 m2 or 141 sq ft
Break out Room 10.81 m2 or 116 sq ft
Kitchen 5.15 m2 or 55 sq ft

Second Floor:

2nd Floor room 13.73 or 147 sq ft

Total NIA – 125.74 m2 or 1,352 sq ft

Price:

£295,000

Tenure:

The property is For Sale Freehold with the following tenancies in place:
Ground Floor Shop Let from June 2020 15-year Lease at £15,000 pa with break at 3 years and rent reviews at 5 year intervals.
First Floor Front Room Let from August 2019 at £4,800 pa
First Floor rear Room Let from July 2019 at £3,600 pa
First Floor Middle Vacant was Let until March at £4200
Second Floor Room - Vacant but with estimated rental value of £3,000 pa

Rateable Value:

The following rating assessments are listed www.voa.gov.uk for the property:

1st Floor Adjacent to 31a - £1,250

1st Floor Front to 31a - £1,400

1st Floor Rear to 31a - £1,275

2nd Floor - £142

Small business should qualify for 100% business rates relief providing they are not claiming it on other premises.



VAT:

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

EPC:

The property is a Grade II listed building so and we believe an exemption notice is being sought.

Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

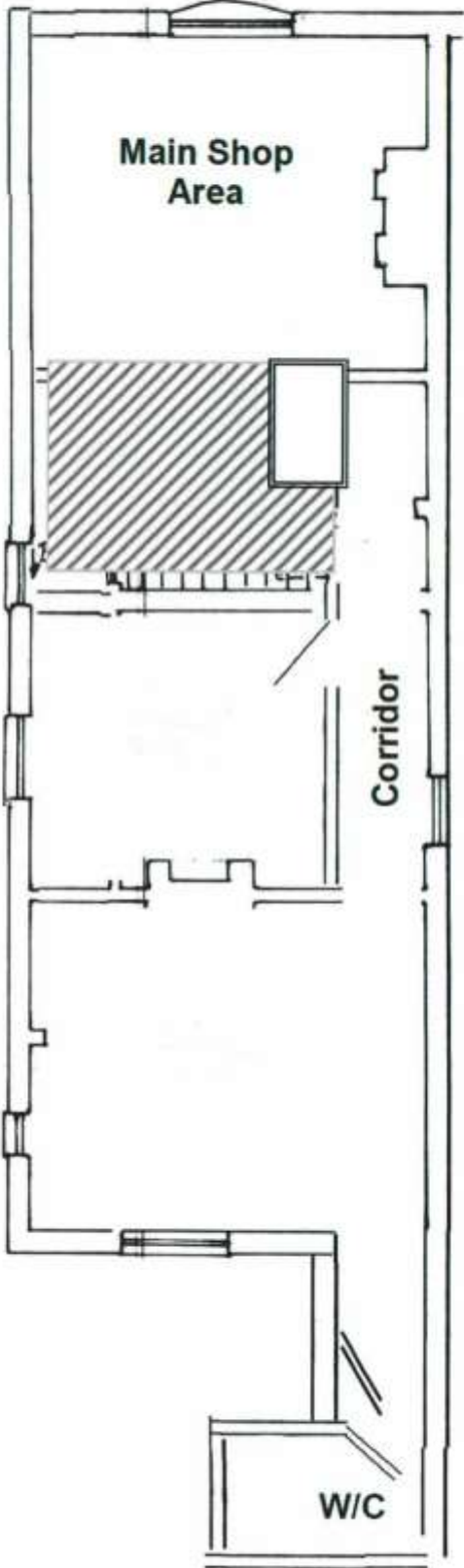
Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR

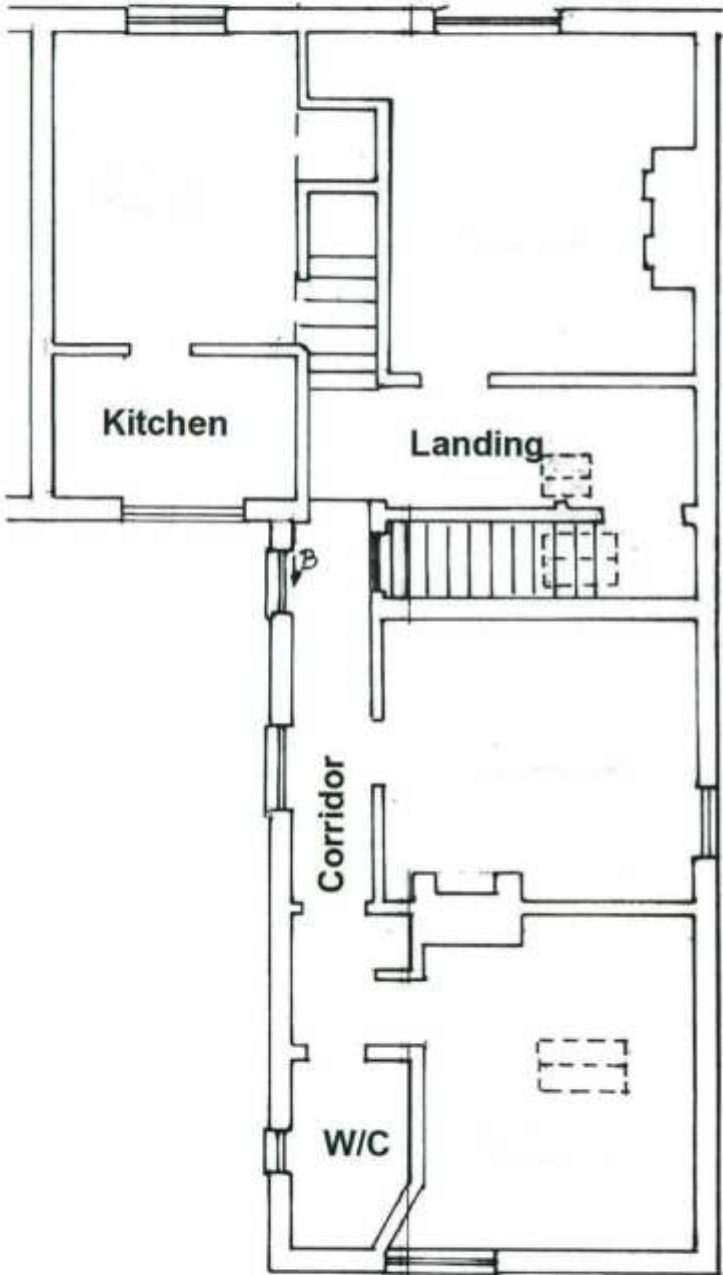
You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company 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.



Ground Floor



First Floor



Second Floor

