

PERIOD OFFICE BUILDINGS



Alcester Lodge, Ragley Estate, Alcester, Warwickshire



Richard Johnson

Sephie Portwood

01789 415628

richard@westbridgecommercial.co.uk

www.westbridgecommercial.co.uk

- For Sale Freehold
- 9,077 sq ft (843.60 m²) GIA or approximate NIA of 8,837 sq ft (821.32 m²)
- Commercial Courtyard Development
- Full Vacant Possession
- Offers in Excess of £950,000

Alcester Lodge, Ragley Estate, Alcester, Warwickshire B49 5JJ

Location:

Heading West of Alcester A435 at the roundabout take the first exit towards Alcester Heath, drive 0.8 miles and there is a left hand turning down a private road, and the property is situated to the right hand side at the end of the private road.

Description:

The property is accessed via a private drive, which the new owner will have the benefit of full access rights over. Via a set of double gates located to the righthand side the development can be accessed via its own private road to a considerable sized car park laid as gravel underfoot.

The Barns themselves are a mix of single and two storey traditional red brick structures with timber roof trusses and rafters. The buildings are laid out in a C shaped courtyard and have been separated into various smaller units that have previously been sub-let out as offices, retail units and a café. The site would lend itself to a variety of uses and would be of interest to other occupiers, investors and developers.

To the rear of the courtyard is a walled garden which was previously used as a display area for a landscape gardening contractor, whilst this area is currently overgrown it has scope for further development subject to the usual consents.

Listed Building Status:

According to Historic England The Barn & Shelter approximately 40 meters North of the Farmhouse at Alcester Lodge Farm are Grade II listed under List Entry Number 1024664.

Floor Area:

9,077 sq ft (843.60 m²) GIA or approximate NIA of 8,837 sq ft (821.32 m²)

Price:

Offers in Excess of £950,000

Tenure:

Freehold.

Rateable Value

Cab Studios £90,500 (1 April 2023 to present) & The Hayloft £8,600 (1 April 2023 to present).
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:

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.

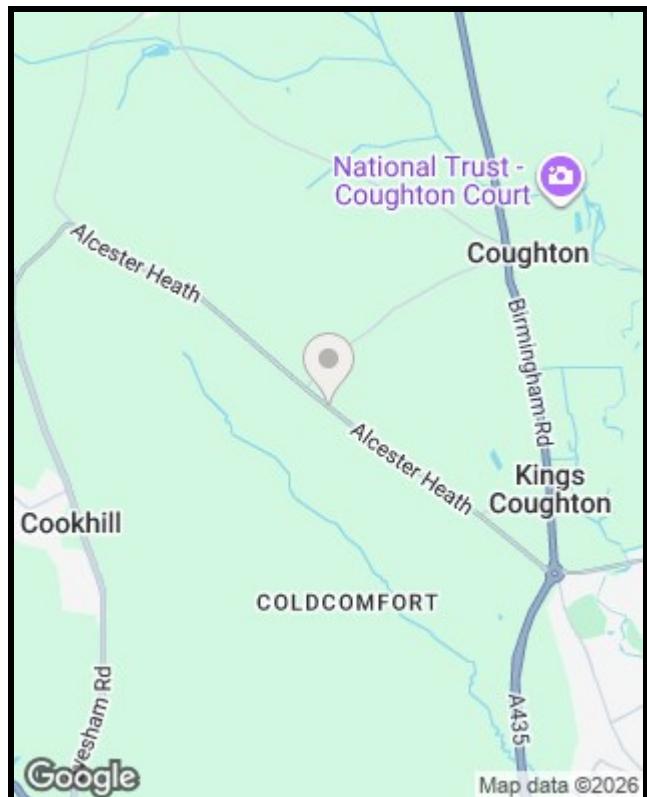
EPC:

The Energy Performance Rating of the property is = C.

A full copy of this report is 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.



Alcester Lodge, Ragley Estate, Alcester, Warwickshire B49 5JJ



Denotes restricted head height

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

Alcester Lodge, Ragley Estate, Alcester, Warwickshire B49 5JJ

