

westbridge

COMMERCIAL

TO LET

PROMINENT RETAIL UNIT

(Suitable for a multitude of other uses STP)



Lloyds Bank House, 1 Stratford Road, Alcester



Richard Johnson



Sephie Portwood



01789 415628



richard@westbridgecommercial.co.uk



www.westbridgecommercial.co.uk

- 1,387 sq ft (128.97m²)
- Former Lloyds Bank
- Various of Use is Considered STP
- Potential for First Floor
- £25,000 Per Annum + VAT

Lloyds Bank House, 1 Stratford Road, Alcester B49 5AU

Location:

Approaching Alcester from the Oversley Mill Roundabout (where McDonalds and Travel Lodge are sited), take the exit for the A435 for Alcester. At the Arrow Roundabout take the 3rd exit carrying on into Alcester on the Evesham Road. At the next roundabout take the 4th exit onto Swan Street and Lloyds Bank House is located on the corner of Swan Street & Bleachfield Street. There is nearby free parking at Bleachfield Street car park.

Description:

The property is accessed from the pavement on Stratford Road. As you enter into a lobby to the left-hand side is the main open plan office formally the banking retail area with counter. To the right hand side are two separate office rooms formally used as meeting rooms with glazed partitions between the two which could be removed. Behind the main counter which, again could be removed is an open plan area which lead leads to a further plant office area. To the left-hand side are two toilet facilities off the hallway and opposite that is the former walk in safe. To the right hand side of the building is a large kitchen. There is a further storeroom which could be accessed via Bleachfield Street and a further office room.

The property has a first floor which could be let by separate negotiations. At the time of print it is likely that this is going to be used as a residential unit. Anyone interested in the first floor should contact Westbridge Commercial to discuss this in further detail.

Floor Area:

Gross Internal Area (GIA) is 1,387 sq ft (128.97m²)

Price:

£25,000 Per Annum

Tenure:

New Lease Available

Rateable Value

April 2026 = £13,750, 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.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

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, however the premises is Grade II Listed.

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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Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 200.06 sq m / 2153 sq ft
First Floor = 80.42 sq m / 866 sq ft
Total Area = 280.48 sq m / 3019 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.