

westbridge

COMMERCIAL

TO LET

## HIGH STREET RETAIL UNIT



Shop 2 Saxon House, 72 High Street, Bidford on Avon, Alcester



Richard Johnson



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 337 sq ft (31.37 m2) NIA
- Refurbished Building
- High Street Location
- £9,000 pa NO VAT (£750 pm)
- Rear Office/Treatment Room

# Shop 2 Saxon House, 72 High Street, Alcester, B50 4AD

## Location:

Heading from the Stratford direction on the B439 at the roundabout take the first left and there is a public car park located on your left hand side. Just pass this at the traffic lights in Saxon House which sits on the corner of the High St and the B4085. The shop is located on the right hand side of the ground floor entrance door.

## Description:

The property is set within a period building on the corner of the High Street and the B4085. The building was refurbished in 2025 and now offers a ground floor shop known as shop 2 available from July 2026. The shop has been tastefully decorated internally and has its own lockable door that leads into the main retail area with two sash windows to the front elevation giving lots of natural light, there is a period fire place and a secondary floor area beyond this with a toilet facility featuring walk in shower, toilet, sink and towel rail. There is also a rear office/treatment room with a kitchenette.

## Floor Area:

Net Internal Area (NIA) is 337 sq ft (31.37 m<sup>2</sup>) NIA

## Price:

£9,000 pa NO VAT (£750 pm)

## Tenure:

New Lease Available

## Service Charge:

The tenant will pay a contribution towards the servicing of the fire alarm panel & window cleaning.

## Rateable Value

Not currently rated, source: [www.voa.gov.uk](http://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 = 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:

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## 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](http://www.westbridgecommercial.co.uk).



# Awaiting Floorplan