

MODERN OFFICE PREMISES



Unit 4 At 1 , Swan Street, Alcester

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- 195 sq ft (18.12 m2)
- Market Town Location
- Refurbished Office Premises
- One Allocated Parking Space
- £450 per month + VAT (£5,400 per annum + VAT)

# Unit 4 At 1, Swan Street, Alcester, B49 5DP

**Location:**

The property is located just behind the Swan Hotel at Alcester accessed via a side gate from Bleachfield Street or via the main public car park which sits behind the hotel.

**Description:**

A brick building with its own front door and three windows with enough space for two/three desks internally. The building has a wood effect floor, painted walls with 13 amp sockets, recessed spotlights in the ceiling and three windows with blinds. The unit has a small kitchen unit with sink, worktop, base unit and space for a 50cm fridge (not included) and a tap will be fitted allowing it to be used as a functioning kitchen. The building is located just behind the Swan Hotel at Alcester accessed via a side gate from Bleachfield Street or via the main car park. Ideal for those wishing to escape the home office or start a business. The room measures approximately 3.18 m wide by 5.70 m long. The property has the benefit of one private parking space in the Swan Hotels car park included in the rental price.

**Floor Area:**

Net Internal Area (NIA) is 195 sq ft (18.12 m<sup>2</sup>)

**Price:**

£450 per month + VAT (£5,440 per annum + VAT)

**Tenure:**

New Lease Available.

**Service Charge:**

No service charge levied at time of print.

**Rateable Value**

Yet to be 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 to be confirmed.  
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:**

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1st Floor Offices  
3 Trinity Street  
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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).







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