

westbridge

COMMERCIAL

FOR SALE

## REFURBISHED GRADE II LISTED OFFICE PREMISES

Post auction on an auction contract



10 Church Street, Alcester, Warwickshire B49 5AJ



Richard Johnson



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- Regency Grade II Listed Building
- For Sale Freehold
- Four Storey Building
- Undergone Internal Refurbishment
- Price Guide £420,000 + VAT

# 10 Church Street, Alcester, Warwickshire B49 5AJ

## Location:

From Swan Street turn left onto the High Street and follow the high street to the end, the road turns to the right and directly in front of you is number 10 Church Street opposite the church as the road then turns to the left. The property can be accessed via car by using the narrow driveway to the right hand side of the building. Two parking spaces are located to the rear of the building.

## Description:

The current owners have undertaken considerable internal refurbishment of the building since they have owned it making it a wonderful bright working space. Many of the original period features of the building remain which complement the modern working environment the owners have created.

A summary of the property's internal configuration is set out below:

The property is accessed via the pavement on Church Street up a set of steps to the front door. There is a hallway with the main office located to the right, this room makes a perfect workspace with natural light pouring in from the sash window and a view over the church opposite. To the rear of this office is a further office or meeting room with a window to the rear elevation. Off the hallway is a kitchen room which serves this floor.

From the hall is a staircase to the lower ground floor, this floor has a rear office room and two further rooms which could be used as office or store rooms. There is also a kitchen to this floor and previously the floor was let out to another company giving the potential for either a subletting (subject to the necessary consents) or location of a different department within the building.

From the main hall ground floor level is a staircase that leads to the first floor with a superb wide front office room with two sash windows giving plenty of natural light, this room has a door that leads to the rear office or meeting room with a window to the rear. There are two WC's and sink units in a bathroom located to the rear of the main hallway.

The stairs then lead to the second floor which has its own toilet, two further offices rooms, each having their own windows. There is a further office room to the rear with a window overlooking the parking area.

Parking: The property comes with two parking spaces to the rear of the building accessed via a narrow driveway from Church Street. At the time of print free parking in the towns Bleechfield and Bulls Head Yard car parks is available with short term parking on the High Street for visitors to the town.

N.B. The floor plans show gross internal floor areas.

## Price:

Guide Price of £420,000 + VAT

## Floor Area:

Net Internal Area (NIA) is 1,992 sq ft (178.71 m<sup>2</sup>)

## Tenure:

Freehold.

## Rateable Value

Current - 1 April 2023 to present = £18,500

Future - From 1 April 2026 = £22,250

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.

## Legal Costs & Holding Deposit:

Each party pays their own legal costs.

## VAT:

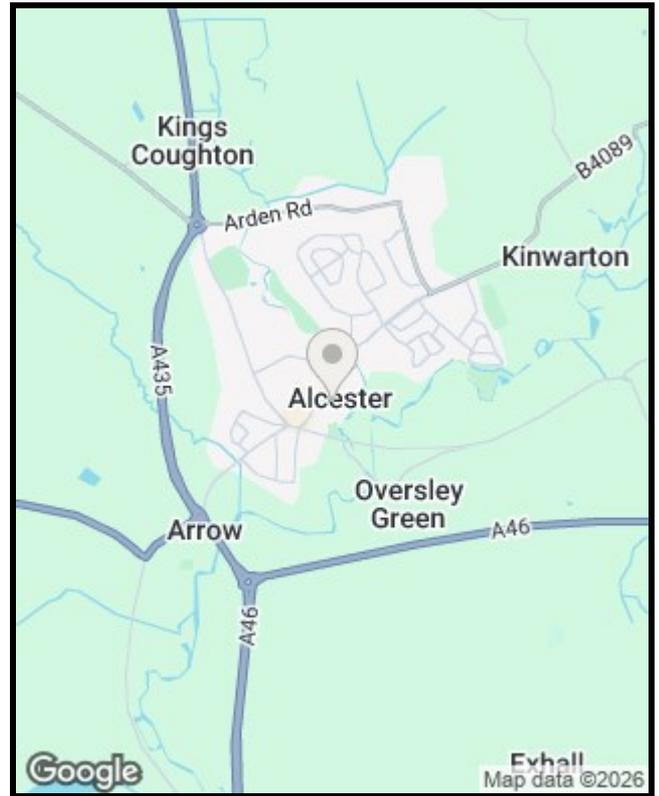
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is to be confirmed as the property is Grade II Listed. If applicable a full copy of this report will be available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with joint 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).



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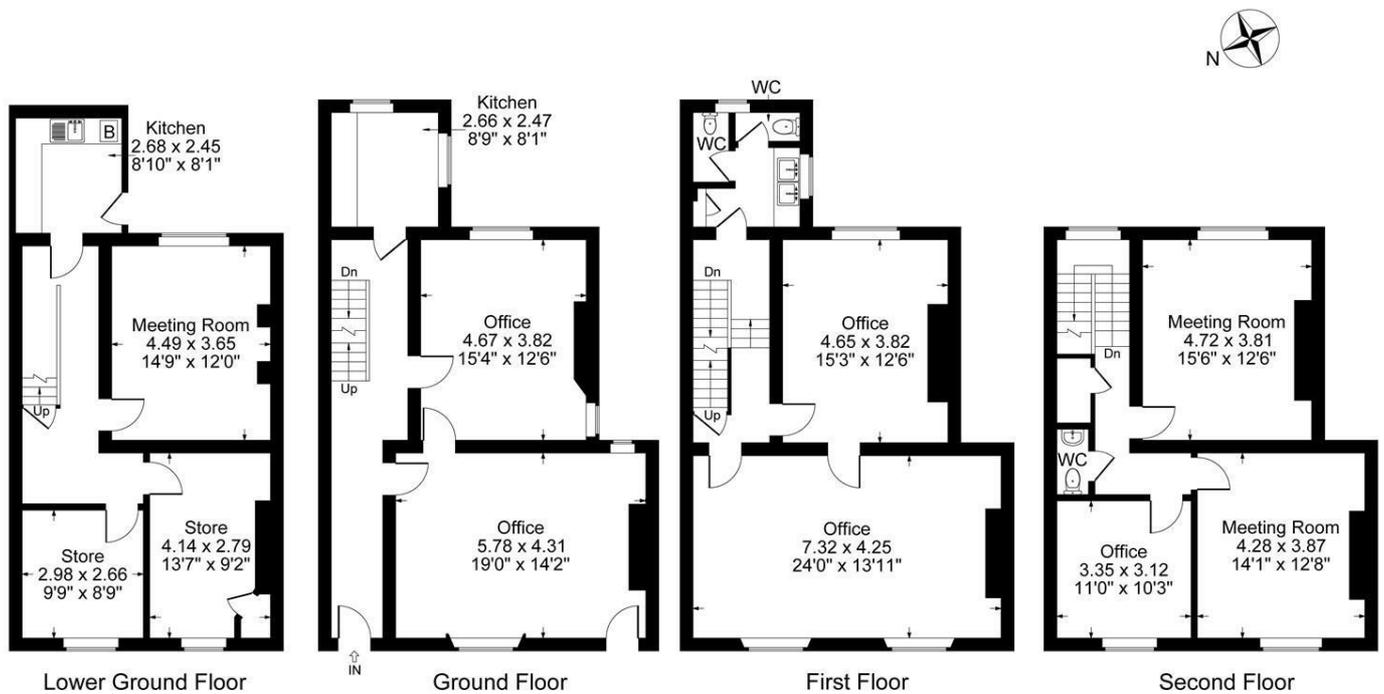


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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