

westbridge

COMMERCIAL

TO LET

SELF CONTAINED RETAIL UNIT



1 Church Street, Alcester, Warwickshire



Richard Johnson



Sephie Portwood



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

- 320 sq ft (29.65 m<sup>2</sup>) NIA
- Self Contained Shop
- Two Storey
- £825 pcm NO VAT

# 1 Church Street, Alcester, Warwickshire B49 5AJ

## Location:

Approaching Alcester from the Studley direction turn left off Swan Street onto the main high street where free parking is available. Head towards the end of the high street and turn right in front of the church. Then turn left and ahead of you is 1 Church Street located on the right.

## Description:

The property is accessed via its own front door and you enter the main retail space directly from the pavement. There is a large bay window ideal for advertising your business activates or showing your product displays. The premises was previously used as a hair dressing salon and is currently being redecorated by the previous tenant who is vacating shortly. There is a toilet off the main retail space and a kitchenette room next to the toilet. There is a staircase that leads to the first floor and at the top of the stairs is a landing with a door straight in front to a good sized storage cupboard. To the left off the landing is the first floor retail space with a window to the front elevation and exposed ceiling and wall timbers showing off the buildings period character. The property is available on a new lease on terms to be agreed and is currently being cleared out by the existing tenant. Free parking is available on Church Street, High Street, Bulls Head Yard & Bleachfield car parks so visiting customers should be able to find parking easily.

## Floor Area:

Net Internal Area (NIA) is 320 sq ft (29.65 m<sup>2</sup>)

## Price:

£825 per month / £9,900 Per Annum NO VAT

## Tenure:

New Lease Available

## Service Charge:

No service charge levied at time of print.

## Rateable Value

1st April 2023 to present rateable value = £3,650.

From 1st April 2026 = £4,200 - 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 if the property requires one.

If applicable, a full copy of this report will available from the agent's office upon request.



## Viewing:

Viewing strictly by prior appointment with sole agent:

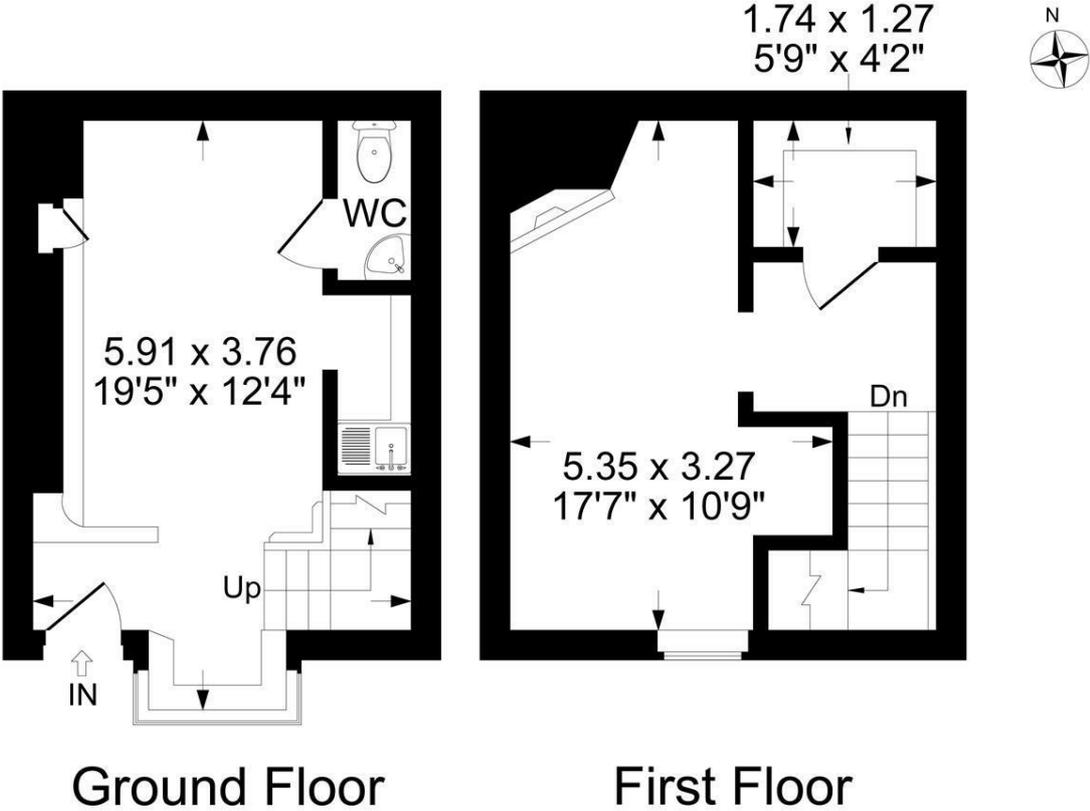
## Richard Johnson:

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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).





Ground Floor

First Floor

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