

HIGH STREET DEVELOPMENT/INVESTMENT



41/43 High Street, Alcester

 Richard Johnson
 Sephie Portwood
 01789 415628
 richard@westbridgecommercial.co.uk
 www.westbridgecommercial.co.uk

- For Sale Freehold
- Superdrug As Tenant On Ground Floor £23,000 pa
- Three Bedroom Flat Ready For Refurbishment
- Further Extension Of Existing Upper Parts (STP)
- Potential Rear Land Development (STP)

41/43, High Street, Alcester, B49 5AF

Location:

Heading to Alcester from the Studley direction on the A435 take the second turning at the main roundabout past the Roebuck pub and head into Alcester on the Birmingham Road. At the roundabout carry on over and turn left onto the High Street, the property is located on the left hand side about half way down the high street.

Description:

The property is located on the busy High Street at Alcester. The ground floor is tenanted by Superdrug on a 5 year lease from August 2025 expiring August 2030 paying a rent of £23,000 per annum with a tenant break clause at the third anniversary of the lease. Superdrug have been in occupation for over twenty years and are a well established business on the high street. The lease stipulates that Superdrug will pay a 73% proportion of the external repairs to the property carried out by the landlord.

The ground floor accommodation is mostly open plan retail space with a rear stockroom, kitchen, toilet and office/break out room.

To the left hand side of the shop front is a passage way that leads towards the rear of the building and access staircase. At the top of the staircase is a structure which is excluded from the Superdrug lease and could be converted to a one bedroom flat or commercial use (STP). There is a further area of flat roof which sits beyond this which could be used to extend the first floor accommodation or create a further unit (STP).

To the right of the stairs is door that leads to a rear of flat roof which may have future development angles (STP) but currently leads to a further first floor structure which is a shell building back to brick which was previously a flat but has been stripped out ready for a refurbishment.

To the rear of the building beyond the Superdrug rear store room is an area of open land with access gate to the Waitrose car park.

Planning History:

Planning was approved for: New front and rear windows and new doors to first floor flat and new painted brickwork to front elevation under reference No: 24/01216/FUL Date of Decision: 7 October 2024.

Planning was refused for: Creation of additional storey to create no.1 new dwelling, various external alterations including new windows and doors, external staircase and access, privacy screen, new car parking space to rear with new fence and gates and associated bin and cycle store under reference No: 25/00500/FUL Date of Decision: 4 August 2025.

The decision notices and associated plans and documents can be downloaded from: <https://www.stratford.gov.uk/planning-building/e-planning.com>

Floor Area:

Gross Internal Area (GIA) is 3,377 sq ft (313.8 m2)

Price:

£400,000 NO VAT

Tenure:

Freehold.

Rateable Value

April 2026 = £21,750, 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.

Legal Costs:

Each party pays their own legal costs.

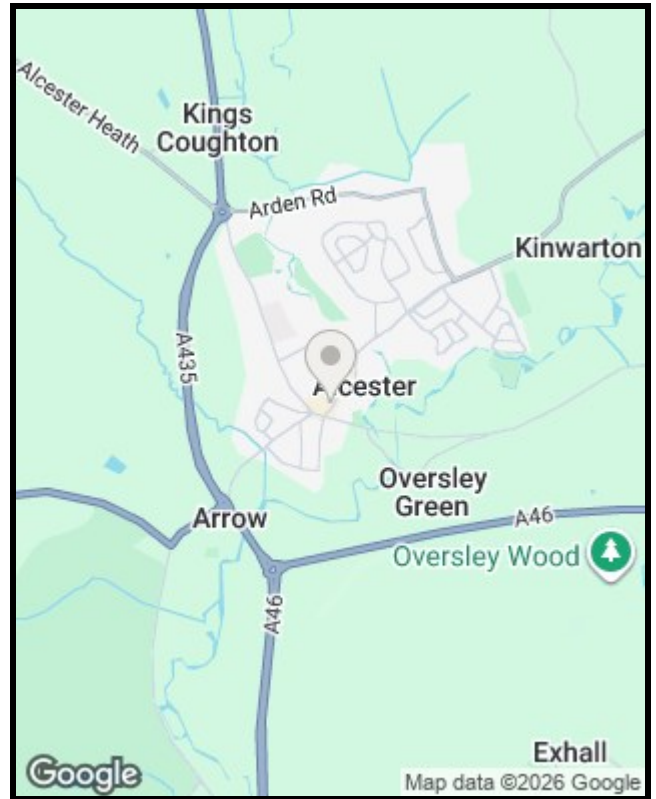
VAT:

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 = 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:

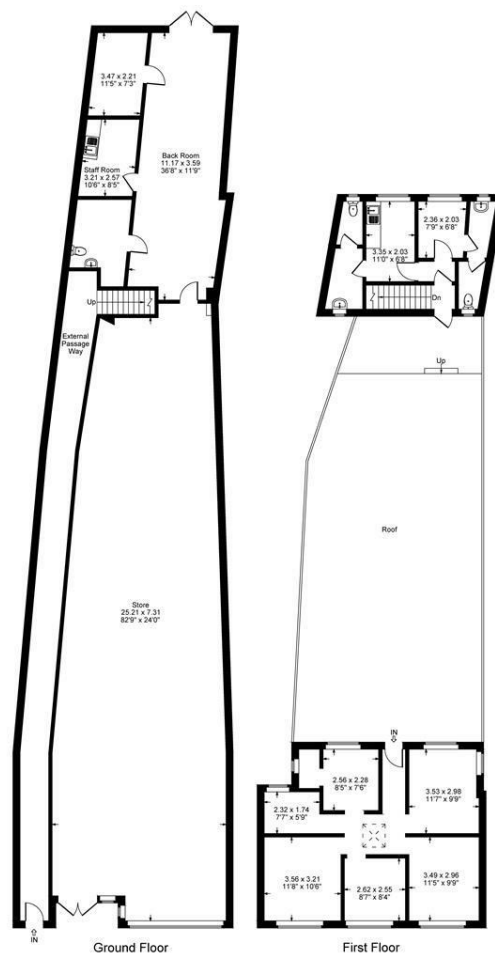
Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

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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Approximate Gross Internal Area
Ground Floor = 223.25 sq m / 2403 sq ft
First Floor Front Flat = 61.67 sq m / 664 sq ft
First Floor Rear Structure = 28.80 sq m / 310 sq ft
Total Area = 313.72 sq m / 3377 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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