



Ground Floor Salon

484 SQ FT (45 SQ M)

Ground Floor 2 Swan Street, Alcester, B49 5DP

TO LET

- **PROMINENT FRONTAGE**
- **AVAILABLE IMMEDIATELY**
- **BEAUTY/RETAIL USE**
- **WELL ESTABLISHED LOCATION**
- **NEW LEASE**
- **FIXTURES AND FITTINGS AVAILABLE**

LOCATION

The Property is prominently positioned on Swan Street, within the heart of Alcester Town Centre, fronting onto the island where Swan Street, Evesham Street, Seggs Lane and Priory Road meet.

Alcester is a popular Market Town which benefits from good road links, with Stratford-upon-Avon to the south via the A46 and Redditch and the M42 to the north, via the A435.

DESCRIPTION

The Property is an end-terrace Ground Floor Salon forming part of a mixed-use Retail Parade.

Internally, the space has been configured to provide an open plan Salon fronting onto Swan Street, with a Storeroom, Tea Bar and WCs to the rear.

The Gross Internal Area (GIA) extends to approximately 484 sq ft (45 sq m).

Externally, the Property benefits from a Private shared Car Park to the rear.

ASKING RENT

£12,000 per annum (No VAT)

LEASE

New Lease for 3 or more years.

RATEABLE VALUE

£9,300 - 100% Small Business Rate Relief potentially available.

SERVICES

We understand that all mains services are connected, save for gas. The Salon benefits from ceiling mounted air-conditioning.

EPC

TBC

LEGAL FEES

Each party to pay their own costs.

VIEWING

Strictly by appointment with our Reception – 01527 584242



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.