

westbridge

COMMERCIAL

TO LET

RETAIL PREMISES



Unit 3, The Swan Hotel, 1 Swan Street, Alcester



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 302 sq ft (28.12 m²) Refurbished Shop
- £700 pm NO VAT (£8,400 pa)
- Accessed from Bleachfield Street
- New Kitchen Fitted
- New Toilet Fitted
- High Ceilings & Feature Wall

Unit 3, The Swan Hotel, 1 Swan Street, Alcester B49 5DP

Location:

Located on the corner of Bleachfield St and Swan Street which is the main access road to the busy High Street which is located just opposite the property.

Description:

A self-contained shop accessed off Bleachfield Street with two separate doors into the main retail area off the pavement.

The shop itself is open plan with glazed windows and doors giving plenty of natural light into the space. The electrics have been renewed and the shop has its own sub-meter, LED lights, water heater and a central heating system. The property has its own kitchen with space for a fridge (not provided by the landlord) as well as a worktop and sink. Off the kitchen is a single toilet facility with sink. The unit has a real character with a brick slip feature wall and high ceilings.

The unit is ready for the new occupier to fit out with floor coverings for their business.

There are no allocated parking spaces for the shop but there is a free to use (at the time of print) car park to the rear of the premises.

The shop is not suitable as a food outlet of any type. All other uses will be considered by the landlords.

Floor Area:

Gross Internal Area (GIA) is 302 sq ft (28.06 m2).

Price:

£700 per month (£8,400 pa) NO VAT

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

£5,700 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 business maybe 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 not required as the property is listed.



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.



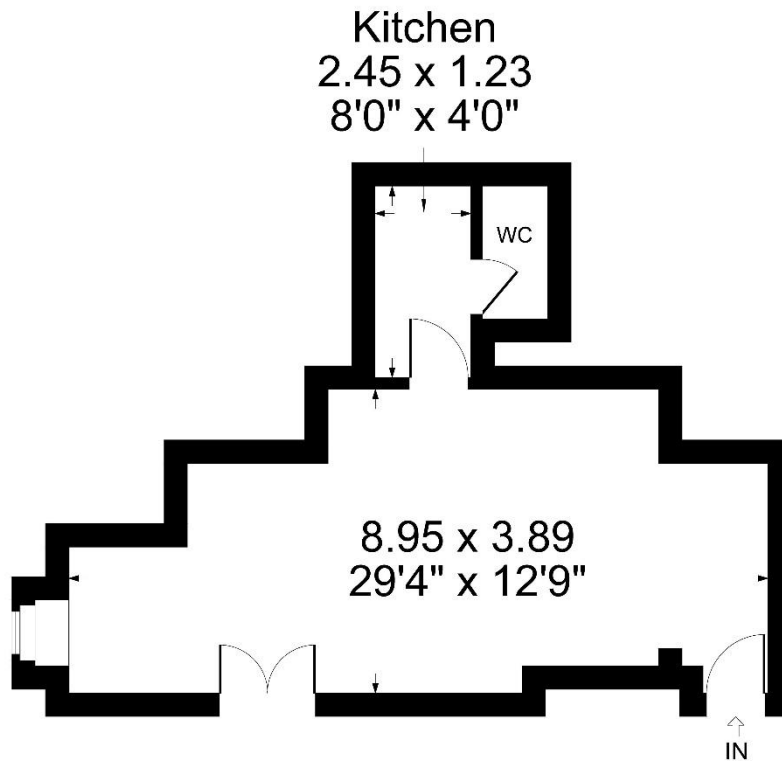


Illustration for identification purposes only,
measurements are approximate, not to scale.