

Peter Clarke

Commercial

9 Church Street, Alcester, B49 5AJ

FOR SALE VIA ONLINE AUCTION

Please visit the Peter Clarke & Co website and on the main menu click 'New Homes and Land' then 'Online Auctions'. In order to bid, first register and verify your email.



- A Substantial Grade II Listed Town Centre Building
For Sale Freehold Offered with Vacant Possession
- * Total Net Internal Floor Area 3687 sq.ft. (342.53 sq.m.)
 - * Private car park to the rear with five spaces
 - * A well-appointed period building with character accommodation
 - * Possible residential conversion opportunity (subject to planning permission)

Auction Guide £350,000



LOCATION

The attractive market town of Alcester is situated approximately nine miles north-west of Stratford upon Avon and is conveniently located for access to the regional road networks from either the A46 north via Stratford upon Avon to the M40 motorway at Warwick (15 miles) or Redditch via the M42 and M5 motorways. No. 9 fronts Church Street, which is at the northern end of the High Street within the town centre, directly opposite the Parish Church.

DESCRIPTION

A mid-terraced former Georgian Grade II Listed town house, thought to date from the mid-18th Century, providing office accommodation over four floors with additional basement storage. There is a separate vehicular access to the side of No. 10 Church Street to five car parking spaces to the rear.

Well-presented office accommodation with central heating, a combination of surface mounted and recessed lighting, perimeter trunking, air conditioning to first floor and carpeted throughout. There are two internal staircases and front and rear access. The property is offered with vacant possession and will appear to owner occupiers, as well as investors, and has the potential for conversion to residential (subject to obtaining all the necessary planning and Listed Building consents).

ACCOMMODATION

Ground Floor - 1457 sq.ft. (135.35 sq.m.)

Reception with Side Office and Separate Open Plan Office
Separate Kitchen
Rear Lobby and WC

First Floor - 1483 sq.ft. (137.77 sq.m.)

Large General Office, together with partitioned Meeting Room
Two Further Offices to the front
Rear Lobby with three female WCs and one male WC

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

Second Floor - 389 sq.ft. (36.13 sq.m.)

Two Offices
Kitchenette and WC

Third Floor - 358 sq.ft. (33.25 sq.m.)

Two Linked Offices

Total Net Internal Floor Area 3687 sq.ft. (342.53 sq.m.)

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

Outside, there are five car parking spaces

TERMS

The property is offered for sale freehold with vacant possession. The sale is by way of online Auction.

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

For more information, please visit the Online Auctions page under New Homes and Land on the Peter Clarke website <https://www.peterclarke.co.uk/online/>. In order to bid, first register and verify your email, and then, via the dashboard:

- pass an ID check
- enter your card details
- enter your solicitor details

SERVICES

The building has all mains services with gas fired central heating to the offices. The property includes a rear car park, which is currently marked out for five spaces, together with vehicular right of way to the side of No. 10 Church Street.

RATES

The rateable value is understood to be £34,000.

VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition.

Viewing

Strictly by appointment with the Sole Selling Agents:

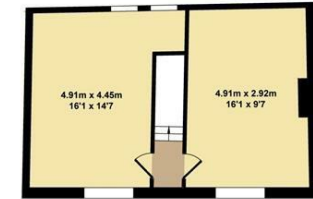
Peter Clarke & Co
01789 415444





9 Church Street, Alcester
Total Approx. Floor Area 434.90 Sq.M. (4681 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Third Floor
Approx. Floor
Area 38.80 Sq.M.
(418 Sq.Ft.)



Second Floor
Approx. Floor
Area 50.0 Sq.M.
(538 Sq.Ft.)

Ground Floor
Approx. Floor
Area 171.50 Sq.M.
(1846 Sq.Ft.)

First Floor
Approx. Floor
Area 174.60 Sq.M.
(1879 Sq.Ft.)

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