



EARLES
TRUSTED SINCE 1935



14 High Street (shop)
Alcester, B49 5AD
£11,760 Per Annum

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Ground floor retail premises with good shop frontage located within a prime position on Alcester High Street.

Total floor area approximately 50 m²,

Available now.

Rateable value - TBC

EPC Rating - D

Front Shop

13'1" x 12'5" (4 x 3.8)

Double fronted with timber fixed bay windows. Wood effect laminate flooring.



Rear Shop

10'2" x 9'10" (3.1 x 3)

Hand basin and vanity unit below. Wood effect laminate flooring. Double doors leading to:-

Cellar

12'1" x 11'5" (3.7 x 3.5)

Having power, lighting and a Nuaire ventilation system, the cellar has a range of storage units.



Kitchen Area

5'6" x 4'7" (1.7 x 1.4)

A range of wall/base units with integrated appliances to include, fridge, dishwasher and microwave.

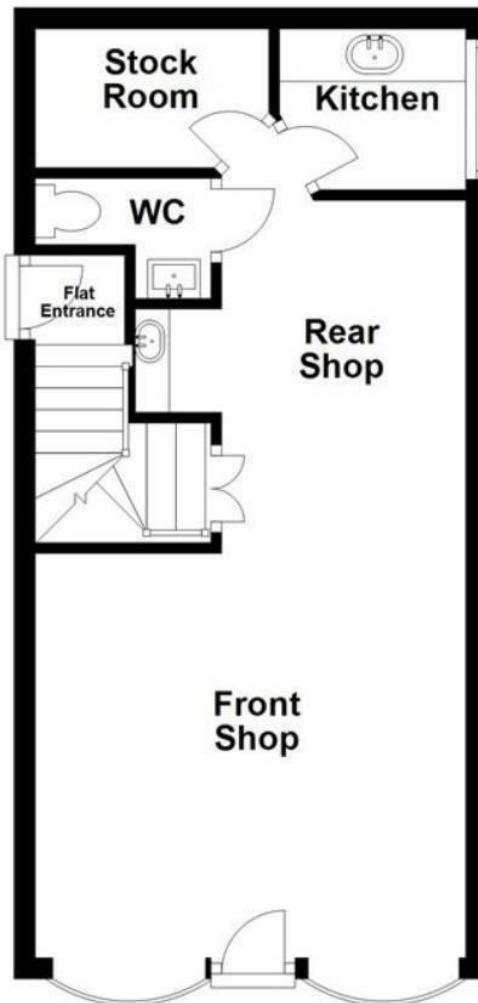
Stock Room

5'10" x 4'3" (1.8 x 1.3)



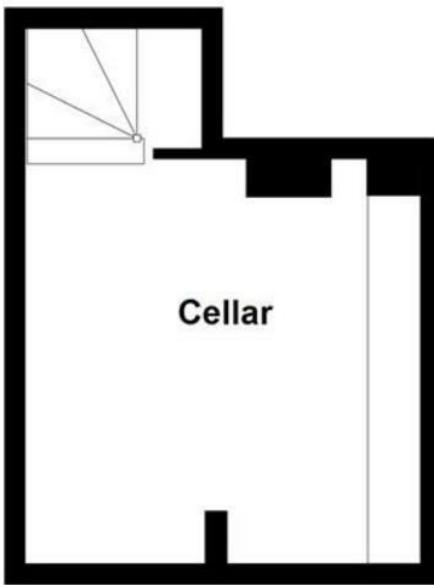
Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Basement

Approx. 16.5 sq. metres (177.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

