



CARTERS
ESTATE AGENTS



33A Long Street Atherstone, CV9 1AY

Price Guide £300,000



Positioned prominently on the thriving and highly sought-after high street within the charming market town of Atherstone, North Warwickshire, this refurbished commercial property presents a prime opportunity for a range of businesses. 33 Long Street offers a versatile layout across its first and second levels, catering to both open plan and executive office needs.

The property is currently vacant and the suggested rental income is approximately £12,500 - 16,000 per annum. The current owners have plans drawn up to convert in to two flats subject to consents.

The ground floor welcomes with an expansive glass window shop frontage, leading into a well-appointed reception area. The spacious open plan office area extends towards the rear, complemented by an additional private office space. The interior features a suspended ceiling adorned with LED inset lighting, air conditioning, and wall-mounted electric heating, ensuring a comfortable and conducive workspace. Essential facilities on this level include a WC facility, a convenient small kitchen, and rear access to a loading area, alongside an available parking space.

Ascending to the first floor, a generously sized open plan office space greets occupants, accompanied by two lockable offices that offer versatility and privacy. The offices are thoughtfully equipped with fluorescent strip



Atherstone, a town steeped in history that offers a quaint yet vibrant setting. The property's strategic location just off the A5 provides excellent connectivity to major motorway networks, facilitating convenient access. Atherstone's commercial landscape showcases a blend of local independent retailers alongside popular high street brands like Costa Coffee, The Original Factory Shop, Superdrug, Greggs, and Nationwide Building Society, fostering a dynamic business environment. This property presents a unique opportunity for businesses to thrive in a well-appointed and strategically situated workspace.

The accommodation in greater details comprises:

Net Internal Area
Ground Floor SQ FT SQ M

Reception 145 13.47
Open Plan Office 272 25.27
Rear Office 88 8.18

First Floor
Open Plan Office 296 27.5
Office 2 98 9.1
Office 3 67 6.22
Kitchen 97 9.01
NIA Total 1,064 98.85

SERVICES We understand that mains electricity, water and drainage are connected to the property.
BUSINESS RATES VALUATION
According to THE VOA The Valuation Office Agency, the rateable value is: £11,250
THIS IS NOT WHAT YOU PAY IN BUSINESS RATES
Further guidance would be required from North Warwickshire Borough Council

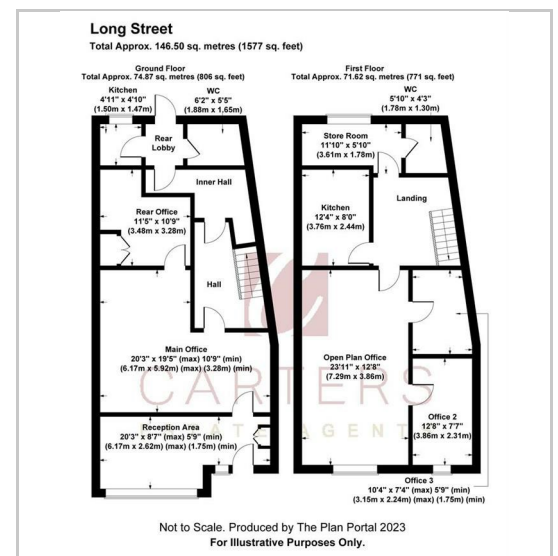
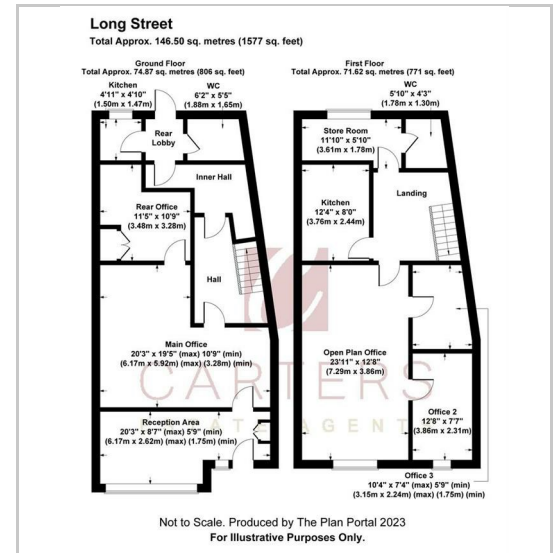
CLASSIFICATION
D1 and A3

ENERGY PERFORMANCE CERTIFICATE EPC Rating – C (57)

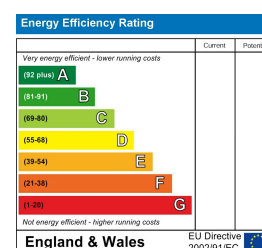
Area Map



Floor Plans



Energy Efficiency Graph



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.