



7 Market Place High Street
Alcester, B49 5AE
£27,000 Per Annum

An excellent opportunity to occupy substantial and characterful commercial premises in a prominent position within the heart of the historic market town of Alcester.

The property occupies a highly visible town-centre location on Market Place / High Street, providing an attractive setting for a hospitality or leisure operator. The premises benefit from a substantial ground-floor trading area, together with ancillary accommodation and an external landscaped area.

Planning permission was granted by Stratford-on-Avon District Council in July 2026 for a change of use from restaurant (Use Class E(b)) to a public house (sui generis), together with associated operational development. This provides an exciting opportunity for an incoming operator to establish a distinctive licensed venue in the centre of Alcester, subject to the necessary premises licence and compliance with the planning conditions. The planning decision specifically notes that a premises licence will be required for the new use.

The proposed layout provides a large open-plan customer/trading area with bar, together with kitchen, storage, WC and ancillary facilities. Of particular appeal is the proposed landscaped external seating/garden area, offering the potential for attractive outdoor customer space. The approved drawing illustrates the proposed internal arrangement, elevations and landscaped garden.

Situated in the centre of the popular Warwickshire market town of Alcester, the premises are well positioned to benefit from the town's established mix of independent businesses, shops, hospitality venues and local amenities, as well as visitors to the town.

The property would be particularly well suited to an independent pub, bar, wine bar or hospitality operator looking for substantial premises with outside space in an established town-centre location.

Additional Information

Broadband: Superfast broadband speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Deposit: To be agreed

Rent: £27,000 per annum

Service Charge and Insurance Rent applicable

Services: All mains services are connected to the property.

Current rateable value (1 April 2026 to present) £13,750

Lease Term - To be agreed

Viewing: Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England.
Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings.
Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



Reference No: 26/00839/FUL
Date of Decision: 20 July 2025

Notice of Decision

PERMISSION WITH CONDITIONS

Patrick Cooley
Avon Design
PO Box 15048
Birmingham
West Midlands
B12 2JN

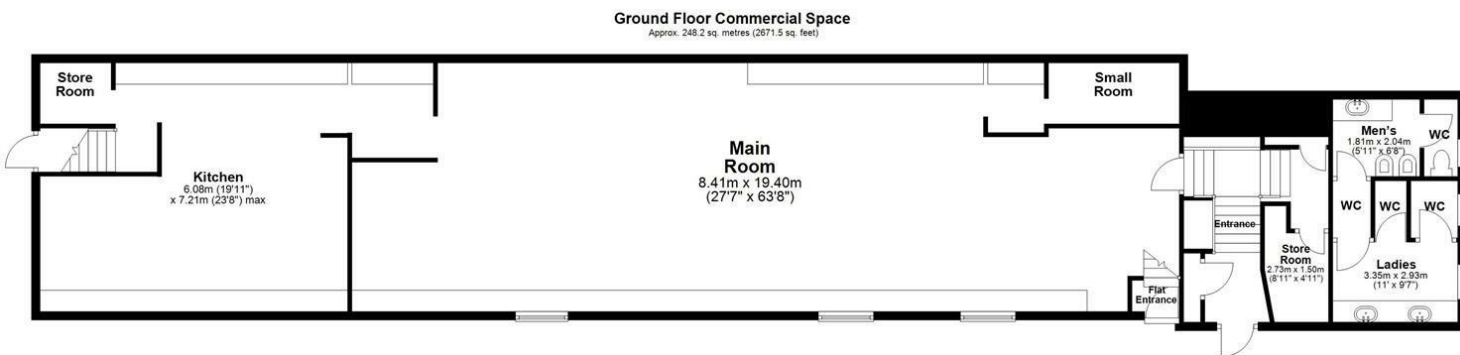
Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015
THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:
7 Market Place, High Street, Alcester, B49 5AE
Submitted by: Nash Developments
Received by the Council on 12 May 2025
HEREBY GIVE YOU NOTICE that PLANNING PERMISSION IS GRANTED for the following development, namely:
Proposed change of use from restaurant, Use Class E(b), to public house 'sui generis' and associated operational development
Subject to the following condition(s) and reason(s), namely:-

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following plans and drawings:
Location Plan dated 20 March 2025, reference PP-144000092
BB-01A
Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy C2.5 of the Stratford-on-Avon District Core Strategy 2011-2031.

Case Officer: Joshua Cooper
Reference No: 26/00839/FUL





Total area: approx. 285.2 sq. metres (3069.9 sq. feet)

