

Lambert
Smith
Hampton

Key features

- ✓ Part let Freehold Investment
- ✓ Former showroom with flat above
- ✓ Potential for alternative use STP

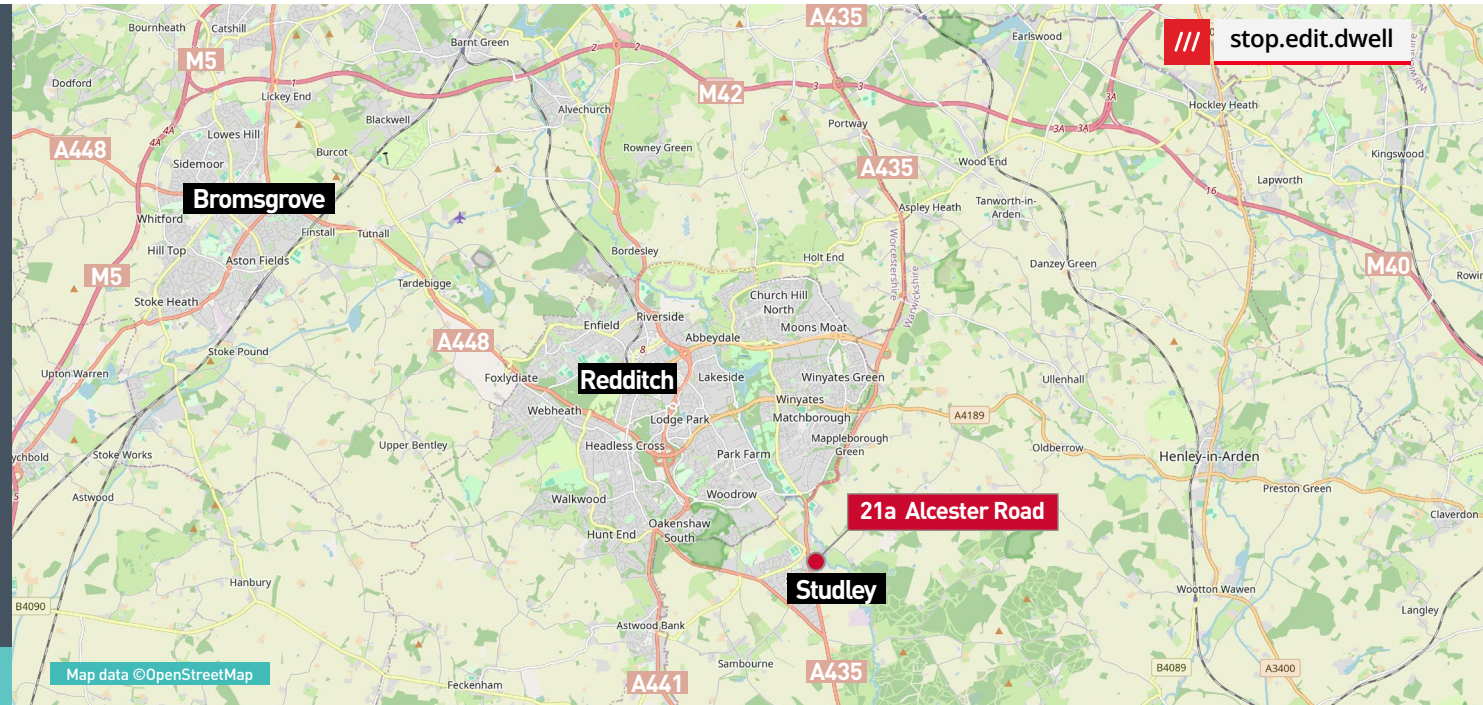
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FOR SALE – 21a ALCESTER ROAD | STUDLEY | WARWICKSHIRE | B80 7AG |

Opportunity Summary

- ✓ Freehold
- ✓ Vacant ground and first floor former showroom
- ✓ Tenanted self-contained first floor one bedroom flat
- ✓ Separate Garage Store
- ✓ Part let producing £5,940 per annum
- ✓ Potential to convert part of the uppers to an alternative use STP



Location

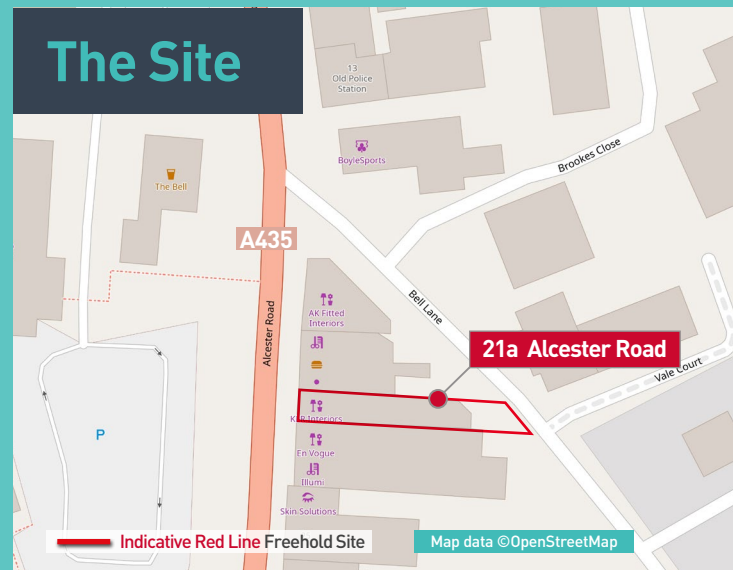
The property is situated fronting Alcester Road with a return to Bell Lane immediately opposite the Co-op convenience store to the centre of the Warwickshire village of Studley within the main shopping parade and surrounded by residential housing estates.

Studley is a large village and civil parish in the Stratford-on-Avon district of Warwickshire, situated on the western edge of Warwickshire near the border with Worcestershire, approximately 3.5 miles southeast of Redditch and 13 miles northwest of Stratford-upon-Avon. The A435, passes through the village on its eastern edge

and provides direct, easy access to Birmingham to the north and Alcester to the south and connections to the M42 motorway at Junction 3.

Redditch railway station is situated approximately 3.2 miles to the northwest of the Property. From Redditch there are direct services to Barnt Green (11 mins), Kings Norton (26 mins) and Birmingham New Street (45 mins). Birmingham Airport is situated approximately 14 miles to the northeast of the Property.

The United Kingdom Census 2021 reported Studley's population as being 6,040.





Former showroom - ground floor



Description

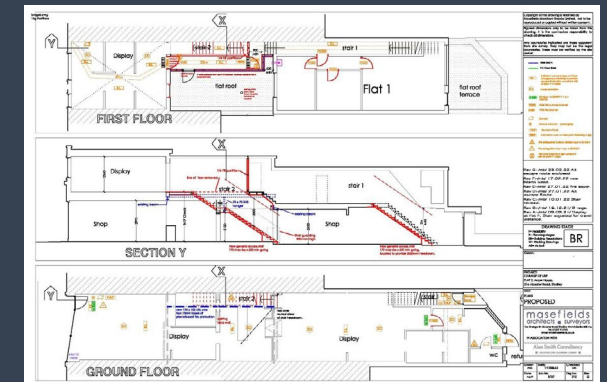
The property comprises a one and two storey brick built mid-terrace arranged as a mixed commercial and residential building beneath a flat roof.

The commercial element is arranged over ground and part first floor (front) as a former kitchen showroom providing a generous sized retail area with great potential and a partitioned WC facility along with separate rear access.

The first floor (front) which is accessed internally through the retail unit is in a shell condition part way through conversion.

The remainder of the first floor (rear) and accessed off Bell Lane is a self-contained one bedroom residential flat with separate covered stair access. The flat provides bedroom, living room with access to a balcony overlooking Bell Lane, bathroom and kitchen.

Externally, to the rear and accessed off Bell Lane is a garage with a roller shutter loading door used for storage to the retail unit.





First floor-commercial



Flat 21a



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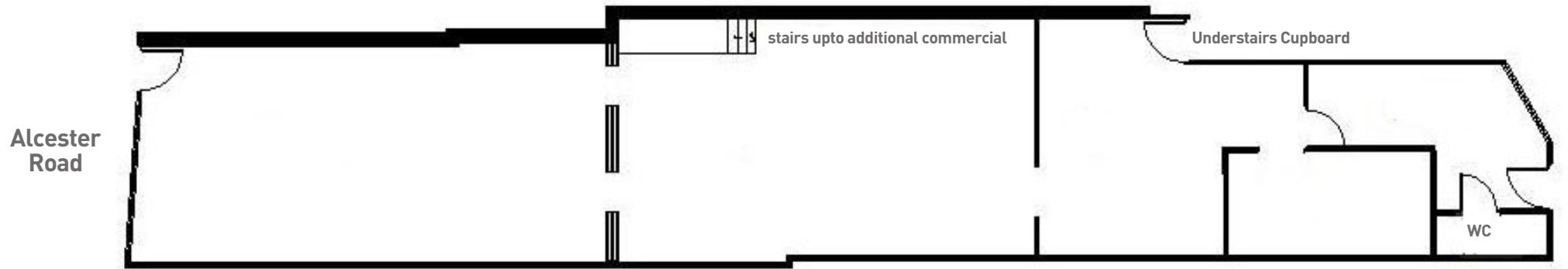
Flat 21a



Flat 21a one bedroom residential flat - Bell Lane

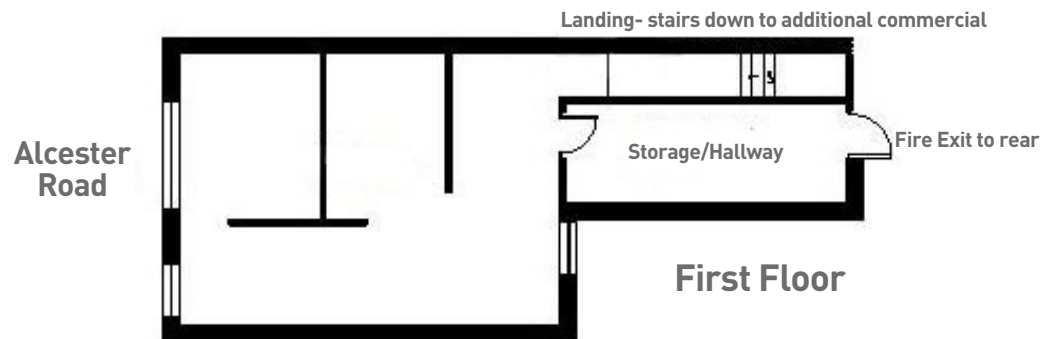


Garage/Store



Ground Floor

PLUS OUTDOOR STORAGE BY WAY OF A GARAGE
WITH ROLLER SHUTTER DOORS

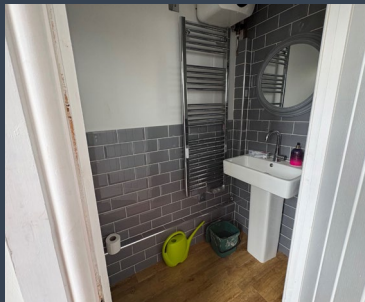


First Floor

Accommodation

The property provides the following approximate accommodation:

Floor	Use	Sq Metres	Sq Feet
Ground Floor	(Showroom)	143.74	(1,547)
First Floor	(Showroom)	46.03	(495)
First Floor	(Flat 1 – 21A	51	(548)
Ground Floor	(Garage/Store)	16	(172)
Total		256.77	(2,763)



Recent Planning History

From Stratford-on-Avon District Council planning portal, we have outlined the planning applications relevant to the Property:

Property	Reference	Decision Date	Proposal	Decision
21a Alcester Road Studley, Warwickshire B80 7AG	21/02913/FUL	N/A	Change of use of first floor flat to display area associated with business.	Permission with Conditions
21a Alcester Road Studley, Warwickshire B80 7AG	95/00097/FUL	07 Apr 1995	21a First Floor - Conversion of 1 No. Flat-let and 2 No. Bed-sitting Rooms in Existing Multiple Let Accommodation to 2 No. Self Contained Flat-lets.	Application permitted
21a Alcester Road Studley, Warwickshire B80 7AG	94/01261/FUL	N/A	21A Alcester Road Alcester Road Studley -Replacement Of Timber Building With New Brick Garage Or Store.	Application permitted
21a Alcester Road Studley, Warwickshire B80 7AG	85/01042/FUL	N/A	21A Davis Of Studley Studley - Change Of Use Of 1St Floor From Living Accommodation To Office Use.	Application permitted

The current Local Plan for the council is Stratford-on-Avon Core Strategy, which was adopted in July 2016. We advise that all interested parties undertake their own planning enquiries.



Viewing and Further Information

For viewings and further details, please contact:

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Tenancy

The first floor flat is occupied by way of an Assured Shorthold Tenancy Agreement at a rent of **£495.00 per calendar month (£5,940 per annum)**. We do not hold a copy of the tenancy agreement but understand the tenant has been in occupation for several years.

EPC

The Energy Performance Certification Register, provides the following EPC information on the property:

Property	EPC Rating
21a Alcester Road	B (47)

Business Rate

We have made informal online enquiries of the Business Rates Valuation List and the commercial element is assessed as 1 April 2026 as follows:

Description	Rateable Value
Shop and Premises	£12,750

Council Tax

We have made informal online enquiries of the Council Tax Valuation List which confirms that the residential flat is assessed as being within the following Council Tax Band:

Property	Council Tax Band
Flat 1, 21a Alcester Road, Studley, B80 7AG	A

Tenure

We understand that the property is held **freehold** under title number **WK300073**.

VAT

Value Added Tax (VAT) may be chargeable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs. Terms Price upon application, subject to contract.

ANTI – MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

SALE BY ORDER OF THE FIXED CHARGE RECEIVERS

This property is being marketed for Sale by order of the Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Terms

We are seeking offers in excess of £300,000 for the freehold interest part subject to the tenancy to the residential flat.