



20C High Street
Alcester, B49 5AD
Offers Over £260,000

An exciting opportunity to acquire a mixed-use investment property situated in a prominent position on the popular High Street in the historic market town of Alcester.

The property comprises a ground-floor commercial premises, currently operating as an established takeaway, together with a spacious duplex apartment arranged over the upper two floors.

Both elements of the property generate a combined rental income of approximately £23,040 per annum, representing an attractive gross rental yield of approximately 9%, making this an appealing opportunity for investors seeking a strong income-producing asset.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Broadband:

Ultrafast 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/>

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Good outdoor. variable in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor

Council Tax:

Stratford-on-Avon District Council - Band B

Flood Risk:

Rivers and the sea

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2036 and 2069 - Low

Surface water

Yearly chance of flooding - Medium

Yearly chance of flooding between 2040 and 2060 - Medium

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

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

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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.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

