



EARLES
TRUSTED SINCE 1935



9 Swan Street
Alcester
B49 5DP

Asking Price £215,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

An exceptional opportunity to acquire a three-storey commercial property prominently located on Swan Street, at the top of the bustling High Street.

The property offers a total Gross Internal Area (GIA) of approximately 64.3 sq m (692 sq ft). The ground floor is currently operating as a hair salon, benefiting from high visibility and steady footfall. The upper two floors are being utilised as treatment rooms, providing flexible space suitable for a variety of uses, such as wellness, beauty, or office-based businesses.

This well-positioned property presents an excellent investment or owner-occupier opportunity in a popular and vibrant commercial area.

Being sold with vacant possession.

Ground Floor

Shop Front

16'4" x 11'9" (5.00m x 3.60m)

WC

3'9" x 5'4" (1.16m x 1.65m)

First Floor

Treatment Room One

16'4" x 11'9" (5.00m x 3.60m)

Second Floor

Treatment Room Two

12'2" x 12'1" (3.72m x 3.70m)

With eaves storage

Additional Information

Services:

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

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 10000 Mbps and highest available upload speed 10000 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - MEDIUM

Yearly chance of flooding between 2036 and 2069- HIGH

Surface water

Yearly chance of flooding - LOW

Yearly chance of flooding between 2040 and 2060 - MEDIUM

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

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

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP

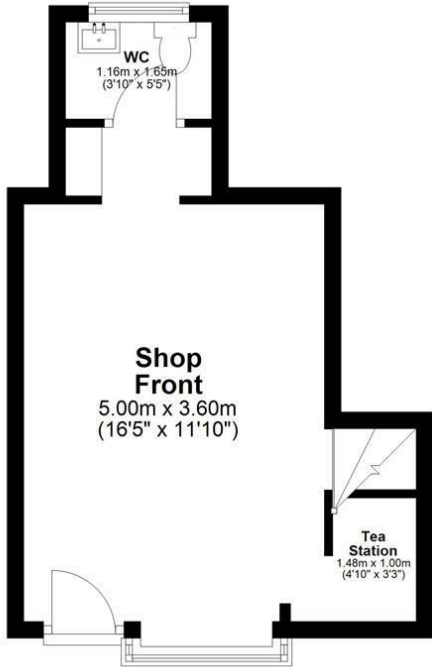
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.



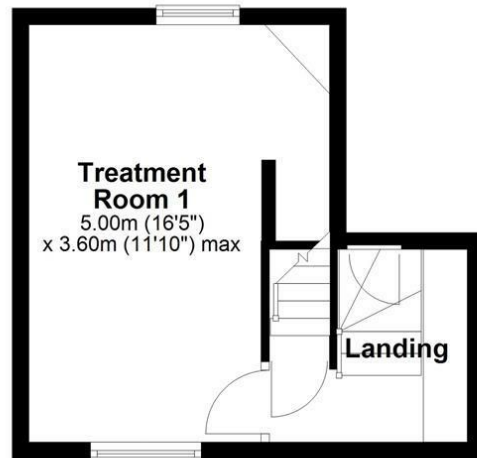
Ground Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



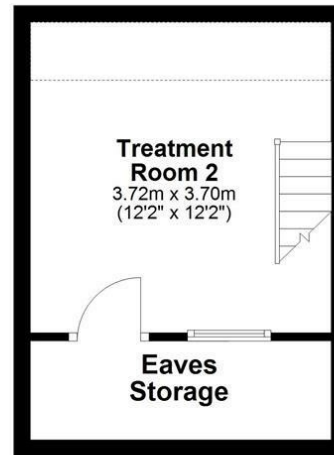
First Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 64.3 sq. metres (692.0 sq. feet)



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		

