

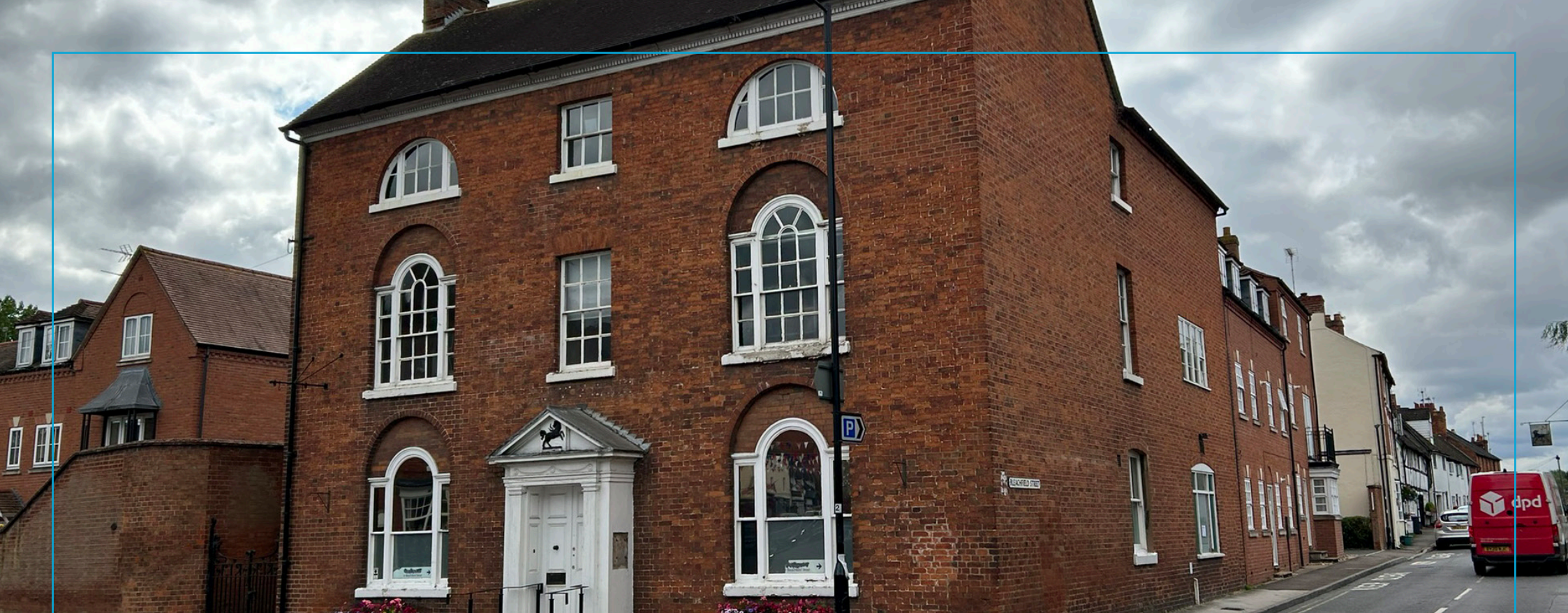


**For Sale: 1 Stratford Road**

Alcester | Warwickshire | B49 5AU

**Halls**





### Prominently Positioned Mixed-Use Property in Central Alcester For Sale

1 Stratford Road is a prominently positioned property fronting Alcester High Street, in the heart of this popular Warwickshire town. The building includes a ground floor retail unit with ancillary accommodation over two floors which offers a Total Gross Internal Floor Area of approx. 2,756 sq ft (256 sq m) plus a self-contained residential flat on the second floor.

Suitable for a variety of commercial or alternative uses, including residential (subject to statutory consents), this versatile property offers strong potential in a central location. Early viewing is recommended, with the property listed at £375,000 exclusive.



# 1 Stratford Road

The property comprises an attractive and prominently located Grade II listed detached building, arranged over part three, part two and part single storey. Of traditional construction, the building features a mix of retail, office and residential accommodation, and retains character features appropriate to its listed status. Gas-fired central heating is installed throughout.

The ground floor, previously used as a bank, includes retail space, offices, storage, and welfare facilities, providing a Total Gross Internal Floor Area of approx. 1,946 sq ft (180.80 sq m). The first floor offers further office accommodation and welfare areas, totalling approx. 810 sq ft (75.20 sq m). On the second floor, there is a 2/3-bedroom residential flat with a Gross Internal Area of approx. 1,571 sq ft (146 sq m).

The property benefits from its own car parking area and is well suited to a range of commercial or alternative uses, subject to the necessary statutory consents. It presents a compelling opportunity for owner-occupation, investment, or redevelopment, with early inspection recommended to fully appreciate its scope and potential.

Provisional lease terms offered by commercial occupier for commercial aspect. Further details available upon request.





# Location

1 Stratford Road enjoys a prominent position on one of the main routes into Alcester town centre. Situated opposite Alcester High Street, the property is well placed within a mixed-use area close to all local amenities. Surrounding occupiers include Hemming & Peace Funeral Services, Sanders & Sanders and Alcester Opticians, contributing to a well-established commercial setting.

## Key Location Highlights:

- Just a short walk from Alcester High Street and central amenities with mixed-use surroundings with strong commercial presence
- Alcester is a historic market town with a growing population and vibrant local economy
- Excellent access to A46 and A435, linking to Stratford-upon-Avon, Evesham, Redditch, and M40/M42
- A healthy mix of independent and national businesses, plus schools, healthcare and leisure options
- Alcester boasts an active small business community supported by Minerva Mill Innovation Centre, which provides co-working, meeting rooms, virtual services and advice for SMEs and start-ups

With strong visibility and excellent connectivity, Alcester provides an attractive base for commercial and mixed-use occupiers.



# Accommodation

THE PROPERTY IS ARRANGED AS A VARIETY OF RETAIL, OFFICE AND STORE AREAS.

## GROUND FLOOR

TOTAL GROSS INTERNAL FLOOR AREA | **1,946 SQ FT** (180.80 M SQ)

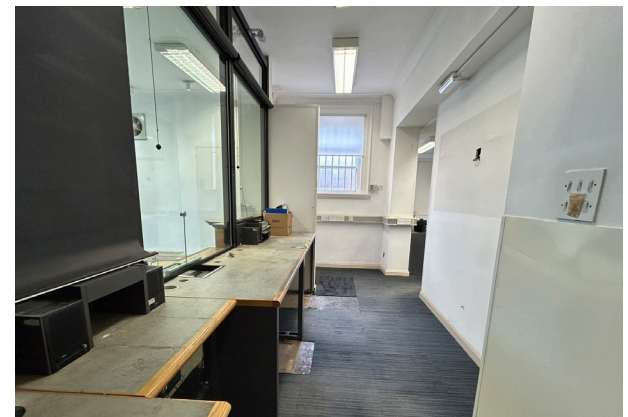
## FIRST FLOOR

TOTAL GROSS INTERNAL FLOOR AREA | **810 FT SQ** (75.20 M SQ)

## RESIDENTIAL - 2/3 BEDROOMED RESIDENTIAL FLAT

TOTAL GROSS INTERNAL FLOOR AREA | **1,571 FT SQ** (146 M SQ)

*ALL MEASUREMENTS ARE APPROXIMATE*

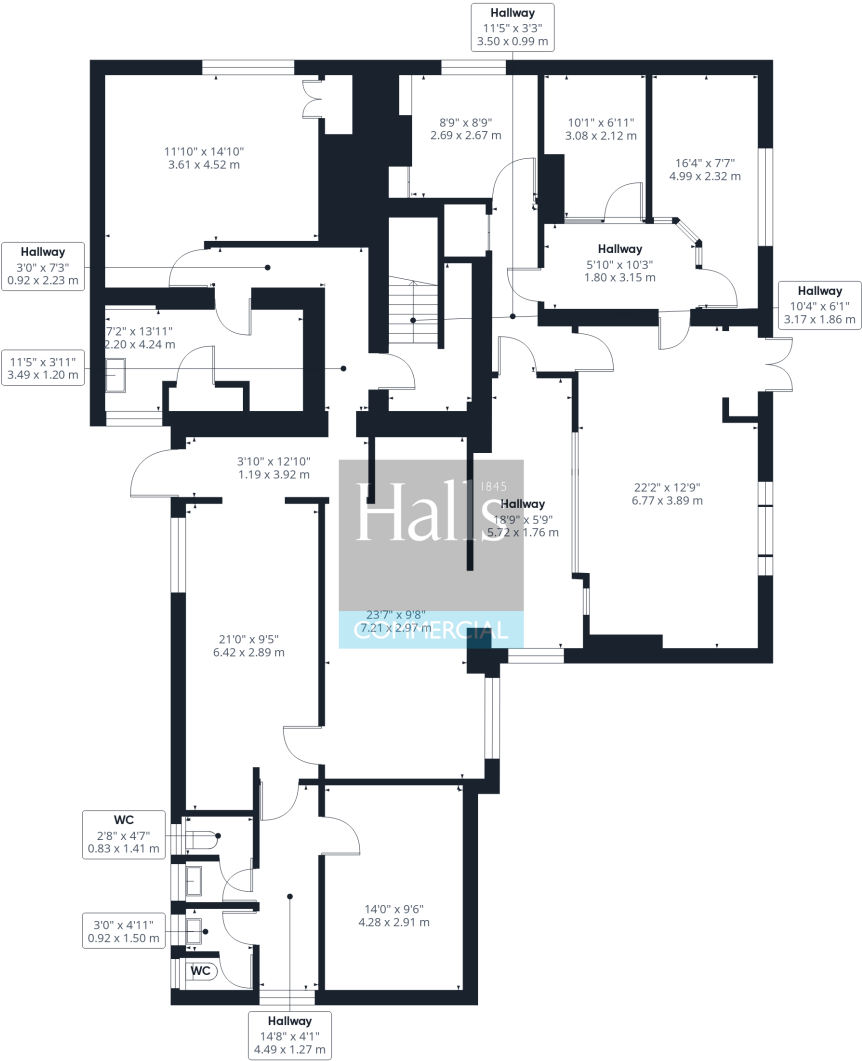




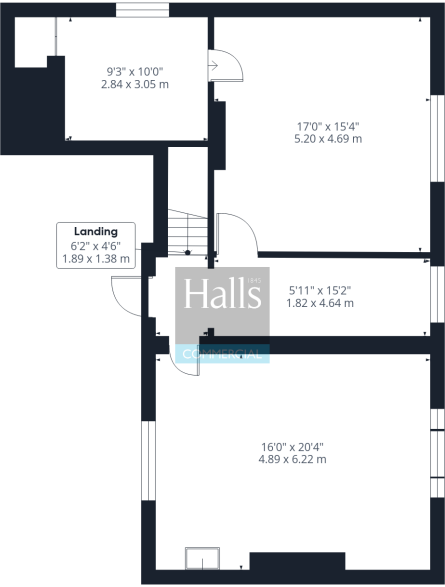




Floor Plan



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2756 ft<sup>2</sup>  
256 m<sup>2</sup>

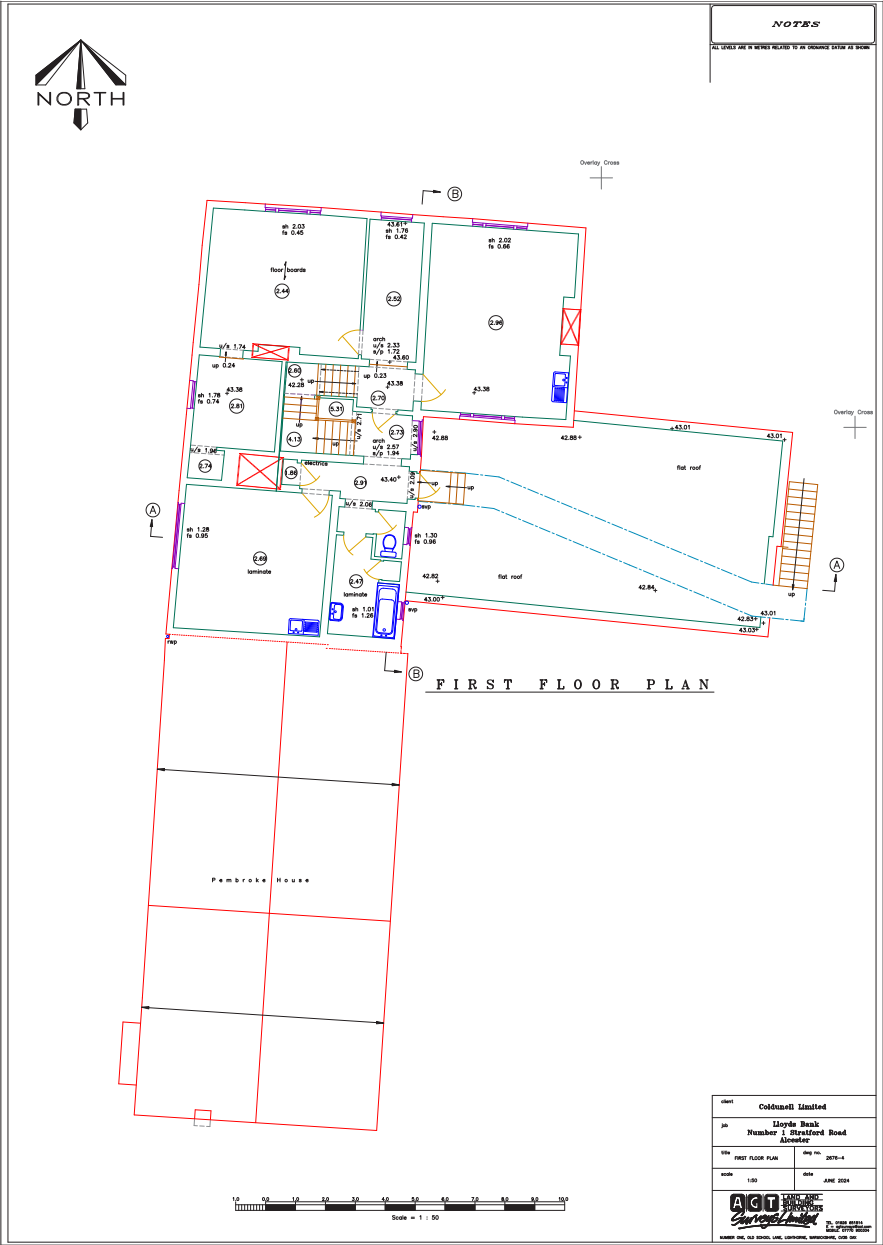
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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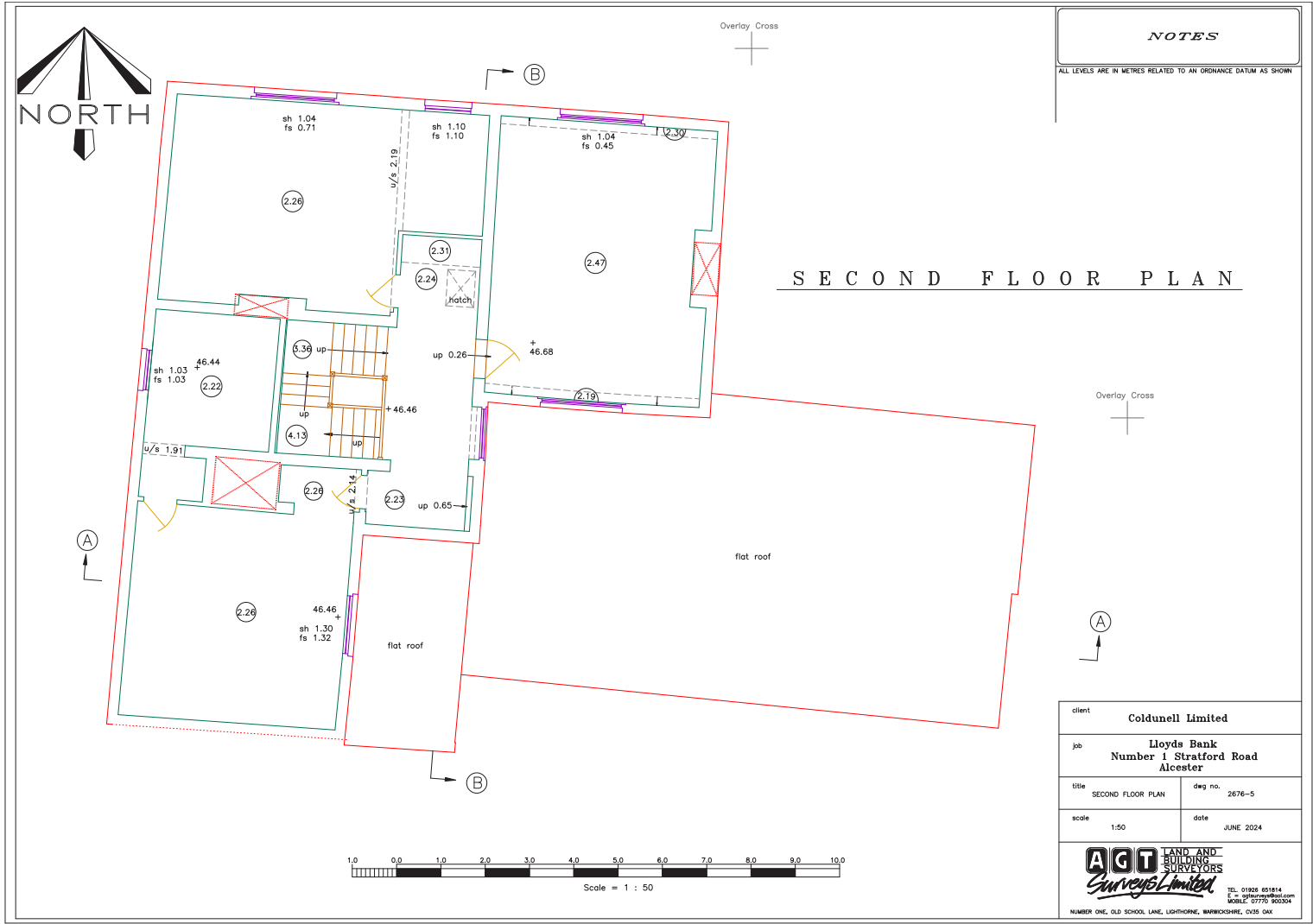


Floor Plan





Floor Plan





# Key Details

## Rateable Value

Current rateable value = £13,500

## Price

**£375,000** (three hundred and seventy five thousand pounds) exclusive

## VAT

It is understood that the property is not elected for VAT. Therefore VAT will not be payable on the sale of the property.

## EPC

Commercial - E  
Residential Flat - D

## Legal Costs

Each party is to be responsible for their own legal costs in respect of the transaction.

## Council Tax

Residential Flat - Band A

## Local Authority

Stratford-on-Avon District Council  
Elizabeth House, Church Street  
Stratford-upon-Avon, Warwickshire



01789 267575



[WWW.STRATFORD.GOV.UK](http://WWW.STRATFORD.GOV.UK)

## Tenure

The property is offered for sale freehold with vacant possession. The property is held under the ownership of Title Number WK398183.

## Services

Not tested. The property is understood to benefit from mains gas, water, electricity and drainage. The property has the benefit of gas central heating to the former bank and to the residential flat.

## Planning

The property is understood to benefit from planning consent for Use Class E(Retail) and C3 (residential) of the Town and Country Use Classes Order 1987.

The property is understood to be Grade 2 Listed and located in a Conservation Area.

The property has significant potential for residential and commercial use and an inspection of the property is strongly recommended.

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# Halls

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:

James Evans



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Simon Cullup-Smith



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Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

## Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

