

19 Alcester Road, Studley, Warwickshire, B80 7AG

Unconditional Online Auction Sale | Guide Price* : £125,000 | Bedrooms: 0



Description

- Prominent main road location.
- Close to Co-op Superstore and Village Centre
- Rare Freehold opportunity with vacant possession
- Rear Driveway / Parking

A wonderful opportunity to purchase a freehold self-contained ground floor retail unit, in the centre of the popular village.

The accommodation provides a retail sales area leading through to rear preparation, kitchen area and WC. The building also benefits from a driveway for parking and loading/unloading to the rear, accessed off Bell Lane.

Ground Floor Area : 516 ft², 47.94m²

Energy Performance Rating D-78. Certificate available on request.

A commercial fryer currently remains at the Property. This is owned by the former tenant and is expressly excluded from the sale. Any agreement for purchase or removal is a separate arrangement between the former tenant and the incoming occupier.

Tenure

Freehold with vacant possession

Viewing

Burley Browne Chartered Surveyors 0121 321 3441 (David Hemming MRICS)

Location

The property is prominently situated in the heart of Studley on the busy Alcester Road (A435) , close to its junction with Bell Lane, with neighbouring occupiers in close proximity including Co-op, Boyle Sports and Dominos Pizza.

The property is within easy reach of public parking and is within a short distance of Studley High Street, which offers additional shops, cafes and services. The property is well placed for access to Alcester, Redditch and the wider Midlands Network.

VAT

No VAT is payable on the purchase price.

Auctioneer's Note

The successful bidder will pay a buyer's contract fee on exchange of contracts of:
£900 including VAT for purchases upto and including £100,000.
£1,500 including VAT for purchases of £101,000 to £300,000.
£2,100 including VAT for purchases of £301,000 and above.
This fee is only payable by the successful bidder.

Legal Packs

www.cheffins.co.uk/auctions/property-auctions or Michael Wells at Kundart Solicitors, 4 The Quadrant, Coventry, Coventry, CV1 2EL

Outgoings

Business Rate:
Rateable Value £5300
Businesses may benefit from 100% business rate relief in on this property.
Interested parties are advised to make their own enquiries with the Local Authority (Stratford on Avon) for verification purposes.

Vendors Solicitor

Michael Wells
michael@kundert.co.uk
024 7542 4148

* Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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Joint Agent

David Hemming
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0121 321 3441

Vendors Solicitor

Michael Wells
michael@kundert.co.uk
024 7542 4148

Agreement Documents

Terms & Conditions

Legal Documents

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Additional Documents

Guide to Buying at Auction

Related Documents

View Floor Plan

Make an Enquiry

Submit an enquiry and someone will be in contact shortly.

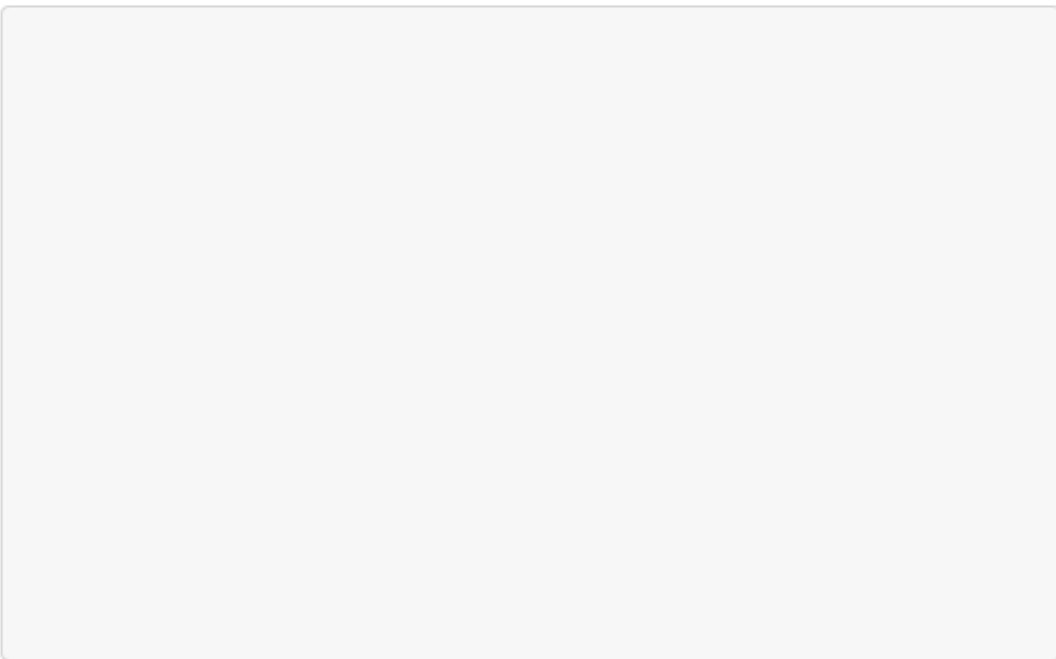
Title	First Name *	Last Name *

Email *

Telephone *

Enquiry

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