



**19 Church Street**  
Alcester, B49 5AH

**Retail / Office**

**591 sq ft**  
(54.91 sq m)

- Excellent Frontage
- Available Immediately
- Retail / Professional Use
- Well Established Location
- New Lease
- Character Property

Summary

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Available Size | 591 sq ft                                                          |
| Rent           | £9,000 per annum                                                   |
| Business Rates | £7,500 RV - 100% Small Business Rate Relief potentially available. |
| VAT            | Not applicable                                                     |
| Legal Fees     | Each party to bear their own costs                                 |
| EPC Rating     | Upon enquiry                                                       |

Location

The Property fronts onto Church Street, within the heart of Alcester Town Centre, directly opposite St Nicholas Church.

Alcester is a popular Market Town which benefits from good road links, with Stratford-upon-Avon to the south via the A46 and Redditch and the M42 to the north, via the A435.

Description

The Property is a mid-terrace Ground Floor Retail/Office forming part of a traditional Shopping Parade.

Internally, the space has been configured to provide a Reception Office/Retail Area fronting onto Church Street, with a further Showroom/Office, Storeroom, Tea Bar and WC to the rear.

The Gross Internal Area (GIA), including the Cellar which provides useful Storage, extends to approximately 685 sq ft (64 sq m).

Externally, the Property benefits from a Garden Terrace to the rear and external Storeroom.

Asking Rent

£9,000 per annum (no VAT)

Lease

New Lease for 3 or more years.

Rateable Value

£7,500 - 100% Small Business Rate Relief potentially available.

Services

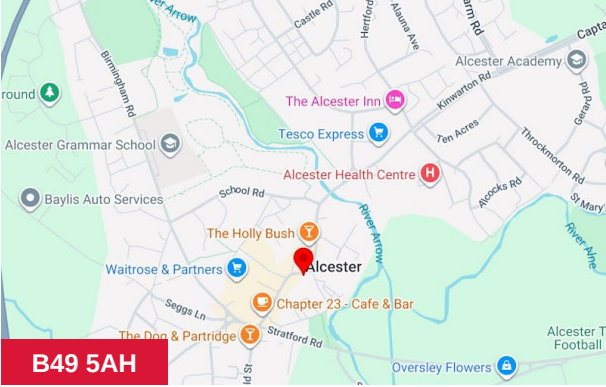
We understand that all mains services are connected, save for gas.

Legal Fees

Each party to bear their own costs.

Viewing

Strictly by appointment with our Office - 01527 584242.



Viewing & Further Information



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