

21A ALCESTER ROAD, STUDLEY, WARWICKSHIRE, B80 7AG



FREEHOLD FOR SALE

RETAIL/RESIDENTIAL ACCOMMODATION

Ground floor retail – circa 1,320 sq.ft/122.63 sq.m

- Fronting the main Alcester Road, situated at the heart of the main retail centre serving the local community.
- Situated within close proximity to Aldi, Tesco Express and Co-op retail/food outlets.
- Two separate self-contained apartments – accessed to the rear.
- Attractive to both investors and owner occupiers.
- Total potential income circa £23,600 per annum exclusive.
- Substantial, open plan, ground floor retail accommodation.



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LOCATION

The subject premises, situated at the heart of the main retail centre serving the local community, occupies a prominent position, enjoying direct frontage onto the main Alcester Road (A435 – considerable traffic flow).

The property is within close proximity to Aldi, Tesco Express and Co-op retail/food outlets.

Studley is a predominantly residential location, including retail and business park/warehouse/office accommodation. (Washford Industrial Estate – headquarters of Halfords).

Access to the national motorway network is provided by junction 3 of the M42 motorway (circa 6 miles due north).

Junction 3 adjoins the main inter-section at the M42 and M40 motorways.

Studley is located approximately 5 miles south east of Redditch, 9 miles south east of Bromsgrove and circa 18 miles north east of Worcester City Centre.

DESCRIPTION

The subject premises (mid-terraced – two storey) provides substantial, ground floor, open span retail accommodation, including 2, separate self-contained flats situated at first floor (access to the rear).

Flat 1 provides a lounge, kitchen, bathroom and bedroom and flat 2, a lounge/kitchen, bedroom and bathroom.

Each apartment has the benefit of a gas fired central heating. Windows are UPVC double glazed. Refurbished to a high standard.

Ground floor garage facility located to the rear (accessed via roller shutter door).



For More Information Contact:

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ACCOMMODATION

Ground floor retail - **1,320 sq.ft/122.63 sq.m**

BASIS OF OCCUPATION

Flat 1 – Assured shorthold tenancy agreement - £475 p.c.m.

Flat 2 – Assured shorthold tenancy agreement - £450 p.c.m.

RATEABLE VALUE/RATES PAYABLE

Ground Floor Retail

Rateable value - £12,250
Rates payable - Circa £6,000

MAIN SUPPLIES

The property has the main advantage of mains gas, electricity, water and drainage .

PLANNING

The property has consent to be utilised on the basis of use class A1 (Retail) with residential.

VAT

VAT is not applicable.



CONSIDERATION

The property should be of interest to both owner occupiers and investors.

We are of the opinion that an open market rental level with regard to the ground floor accommodation is in the region of **£12,500** per annum exclusive.

The residential accommodation, for which demand has always proven to be extremely strong, currently produces a total income of **£11,100** per annum exclusive.

We are of the opinion that there is potential for rental growth with regard to the residential accommodation.

Total potential income circa **£23,600** per annum exclusive.

Offers in excess of **£295,000 (two hundred and ninety five thousand pounds)** are invited for this valuable freehold interest.

When fully occupied this could produce an initial yield in the region of 8%.

For More Information Contact:

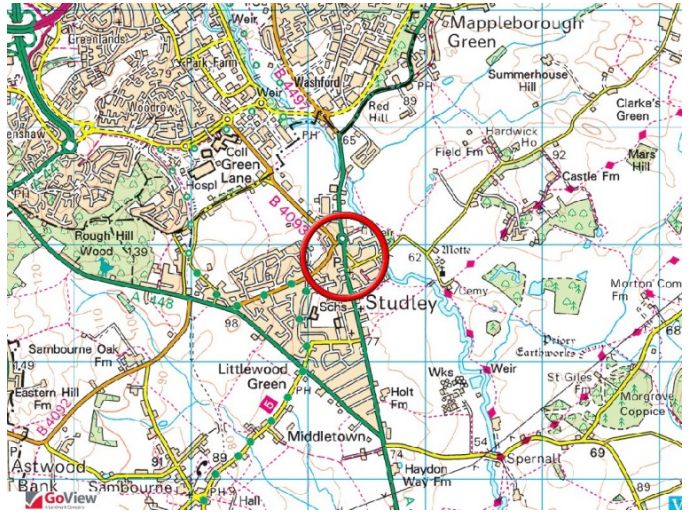
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.