



## 21A Alcester Road, Studley, B80 7AG

Freehold Kitchen Showroom together with rear one bedroom self-contained flat

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,964 sq ft / 182.46 sq m
<b>Price</b>	£450,000
<b>Service Charge</b>	N/A
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	B

### Key Points

- Prominent location with main road frontage
- Self-contained one bedroom flat to rear producing £7,200 per annum
- Close to all local amenities
- Fully refurbished showroom premises
- Opportunity to create second flat at first floor level

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## DESCRIPTION

Centre terraced shop of predominantly single storey construction with showroom to first floor. Plate glass display window to front elevation with shop internally sub divided to create three showrooms to ground floor and stores. Floors throughout are of solid construction with ceramic tile covering. The property has suspended ceiling with air conditioning units installed to the front two showrooms.

Self contained rear one bedroom flat occupied on a 12 month AST subject to a rental of £600.00 pcm.

## LOCATION

The premises are located fronting the main Alcester Road through the heart of Studley Village. The main centre of Redditch lies some 3 miles to the north. All local amenities are in the immediate vicinity including; shopping, transport and schooling etc.

## TENURE

The premises are offered on a Freehold basis with vacant possession of the whole of the retail and subject to the occupational tenancy of the rear flat.

## SERVICES

We understand that all mains services are connected to the property.

## RATING ASSESSMENT

Rateable Value: £12,250.00

## EPC

B

## PURCHASE PRICE

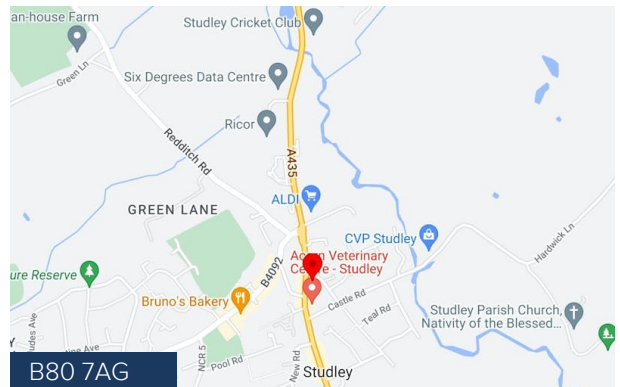
£450,000 for the Freehold interest.

## VIEWING

Strictly by appointment with the sole Agents

Shepherd Commercial - 01564 778890

E: [enquiries@shepcom.com](mailto:enquiries@shepcom.com)



## Viewing & Further Information

**KAINE ARKINSON**

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