



SHEPHERD
COMMERCIAL

67 High Street, Alcester, B49 5AF

67b High Street is a self-contained lock up retail shop on the corner of the High Street of Alcester town centre.

Summary

Tenure	For Sale
Available Size	486 sq ft / 45.15 sq m
Price	£105,000
Service Charge	N/A
Rateable Value	£9,900 Based on 2023 valuation. Benefits from 100% Small Business Rate Relief
EPC Rating	E

Key Points

- 100% Business Rate Relief
- Self Contained
- 'Virtual Freehold'
- Prominent Position
- Class E Use
- 102 Years Remaining

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DESCRIPTION

Unit 2, 67 High Street, Alcester, B49 5AF, is a 486 sqft ground floor high street retail unit set within a corner parade of the High Street and Swan Street, with an end of terrace position fronting Swan Street. The unit is adjacent to the private thoroughfare of the residential occupiers above the high street.

Comprised of red-brick built elevations and being the only single-storey unit within the terrace, Unit 2, 67 High Street, is formed of a single sales area of 390 sqft together with a kitchenette and stores of 96 sqft to the rear — surmounting this is flat felt roof with access for the residential occupiers to enter their own demise.

Conditionally, the property is within a Grade B- specification, although it lacks an internal self-contained W.C. facility for staff and customers. The fit-out is equipped with LED fixtures and vinyl flooring, together with a Secom security system and minimal CCTV.

LOCATION

Unit 2, 67 High Street, Alcester, B49 5AF is situated in Alcester, a historic market town in Warwickshire, England. Its strategic location, transport links, and economic profile make it an attractive area for commercial activity, particularly for businesses seeking proximity to major road networks and a skilled workforce.

Alcester has an estimated population of 7,000–8,000 people, according to recent local government statistics.

The surrounding rural area increases the wider catchment population, providing a mix of skilled workers and potential customers for commercial enterprises.

Alcester benefits from its position near larger towns and cities such as Redditch and Stratford-upon-Avon, which expand the economic reach of businesses located here.

VIEWINGS

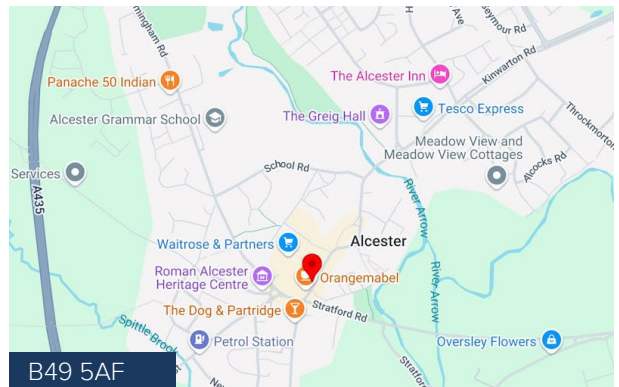
Strictly by appointment with Shepherd Commercial

TERMS

The property is to be offered on the basis of a sale of the long leasehold - which currently has 102 years remaining, along with a peppercorn of £35 a year.

67b High Street is also currently let to a Tattoo Studio and Piercing Clinic for the sum of £7,000 per annum.

A copy of the full lease can be provided upon request



Viewing & Further Information

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