

westbridge

COMMERCIAL

TO LET



Unit 2, The Swan Hotel, 1 Swan Street, Alcester



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 511 sq ft (47.51 m²)
- Refurbished Retail Unit
- Entrance from Swan Street
- Free Car Park to Rear
- £10,220 pa + VAT

Unit 2, The Swan Hotel, 1 Swan Street, Alcester B49 5DP

Location:

Located on the corner of Bleachfield St and Swan Street which is the main access road to the busy High Street which is located just opposite the property.

Description:

A refurbished ground floor retail unit based in the front of the former Swan Hotel in Alcester. The unit is accessed from the main front door off Swan Street which serves this unit solely. The units are open plan with traditional sash windows on the front and side elevation giving plenty of light. There are high ceilings which feature recessed downlights and the walls have been redecorated with the original fire place as a nice period feature. There are several 13 amp sockets on the walls and there is a door way which will lead to a kitchen and toilet area. At the rear of the property is a free to park car park ideal for visitors to the shop.

Floor Area:

Gross Internal Area (GIA) is 511 sq ft (47.47 m2).

Price:

£10,220 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

Not yet rated. Source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

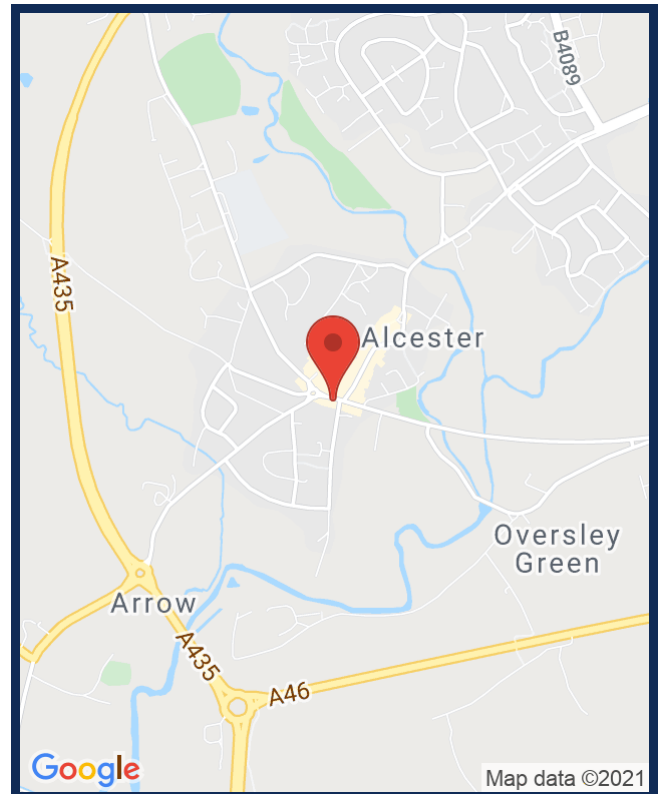
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

An Energy Performance Certificate is not applicable as the building is listed.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

