

Peter Clarke

Commercial

49, High Street,
Alcester, B49 5AF

TO LET

A PRIME CENTRAL LOCK-UP SHOP

- Net Retail Area 236 sq.ft. (21.92 sq.m.)
- plus Ancillary Kitchen/Store 73 sq.ft. (6.78 sq.m.)
- To Let on a New Lease

Rental £9,000 Per Annum Exclusive



LOCATION

No. 49 High Street is situated in a premier part of the High Street within the town centre.

DESCRIPTION

No. 49 is situated in a character building and comprises a ground floor lock-up retail unit with a prominent front bay window. There is a rear kitchen/store and WC.

ACCOMMODATION

Retail Unit

Internal Width 15'3" (4.64m)

Overall Depth 16'1" max. (4.90m)

Total Net Internal Retail Area - 236 sq.ft. (21.92 sq.m.)

plus Kitchen/Store - 73 sq.ft. (6.78 sq.m.)

Separate WC

TERMS

The property is available to let on a new Full Repairing & Insuring lease for a term of six years, subject to a rent review at the end of the third year of the term. Longer terms will be considered.

USE

Retail uses to include other uses within Use Class E.

SERVICES

Mains water, drainage and electricity are connected to the property.

BUSINESS RATES

The current rateable value is understood to be £6,400.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition. The Landlord has not presently elected to charge VAT in addition to the rent.

CONNECTED PERSON

In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective tenants aware that the property is owned by an Partner of this firm. If any further information is required, please do not hesitate to contact the Agent's Office. We also recommend independent advice is sought if required.

VIEWINGS

Strictly by appointment with the sole letting agents.

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DISCLAIMER

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