



## **The Courtyard Offices**

The Old Bank, 55 High Street, Alcester, B49 5AF

### **Character Offices in Popular Market Town**

**659 sq ft**  
(61.22 sq m)

- Single Storey Self-Contained Courtyard Offices
- Recently Redecorated
- Character Features including Former Bank Safe
- 2 Car Parking Spaces
- Enclosed Paved Courtyard
- Gas Central Heating

Summary

Available Size	659 sq ft
Rent	£9,900 per annum
Rateable Value	£8,900 100% Small Business Rate Relief Potentially Available
VAT	Applicable
EPC Rating	Upon enquiry

Location

Alcester is a popular and thriving Market Town, which benefits from a range of decent schools, with the High Street containing a variety of national operators and local independent businesses.

Located within the heart of Alcester, all local amenities are available, whilst the Property enjoys an attractive setting, secluded but convenient. Nearby Stratford-upon-Avon, Alcester and Redditch offer a variety of shopping, restaurants and leisure facilities. Local hotels include Studley Castle, Billesley Manor and the Kings Court Hotel, which are only a short drive away.

Junction 3 of the M42 and Junction 15 of the M40 are within approximately 15 minutes drive and provide excellent links across the Midlands and the wider motorway network. Evesham Railway Station and Warwick Parkway are approximately 20 minutes from the Property and offer direct rail routes to London.

Description

The Courtyard Offices form part of a former HSBC Bank and have been configured to provide good quality single-storey office accommodation. The Property is well specified with good quality lighting and floor coverings throughout. Gas-fired central heating is provided via a Viessmann combination boiler.

The Property has a Net Internal Area (NIA) of approximately 659 sq ft (61 sq m).

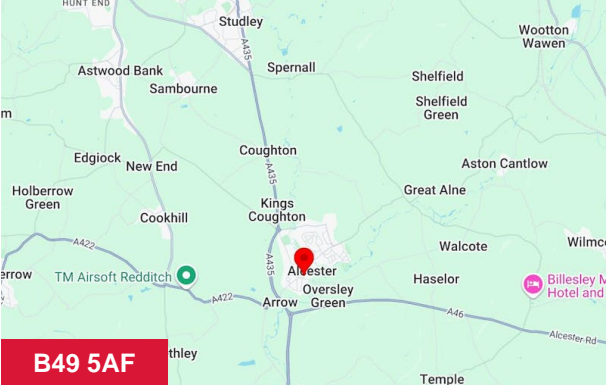
Externally, there is a fenced and gated courtyard as well as three designated spaces within the private car park to the rear.

Legal Fees

Landlord uses a Standard Tenancy Agreement.

Other Monthly Charges

- 1. £20 plus VAT for a maintenance charge.
- 2. £25 (No VAT) for building insurance (not contents).



Viewing & Further Information



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