

**Alcester Road**  
STUDLEY

**Offers In Excess Of  
£335,000**





# Established Business Premises With Accommodation

## Features.

- WELL ESTABLISHED COMMERCIAL BUSIN ESS
- MODERN SHOP CURRENTLY IN USE AS A SALON
- FIXTURES AND FITTING S OPTION S
- TWO BEDROOM DUPLEX APARTMENT
- BUSINESS CLASS E
- ANNUAL RENTAL INCOME OF APPROX £25,000
- VERSATILE BUSIN ESS USE
- FREEHOLD
- TWO PARKING SPACES
- COURTYARD TO TH E REAR

Summary: A modern business premises set within a well established commercial terrace in a prominent position located in the heart of Studley. Circa 1458 sq ft of business space completed with a two bedroom duplex apartment. The annual rental income is Approx £25,000. To enquire please call 01527 540654.

Description: The property its self is offered with a spacious versatile business space with its own kitchen area, toilet facilities and access to the outside courtyard. Above the shop the purchase includes a two double bedroom duplex apartment with one reception room, kitchen and modern shower room bathroom.

Outside: When the freehold was purchased it included two allocated parking space and a courtyard style outside space.

Location: The Property fronts onto Alcester Road which runs through Studley Town Centre, linking Birmingham and the M42 Motorway to the north, with Alcester to the South. Studley is situated to the south-east of Redditch Town Centre and benefits from excellent communication links.





## Room Dimensions.

Shop 31' 7" x 12' 3" (9.65m x 3.75m)

Flat:

Lounge: 14' 1" x 11' 3" (4.30m x 3.45m)

Kitchen: 15' 8" x 5' 7" (4.78m x 1.72m)

Bathroom: 9' 3" x 8' 0" (2.82m x 2.45m) max

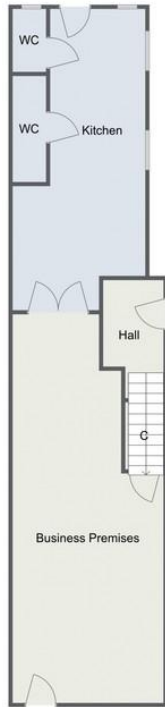
Master Bedroom: 14' 1" x 11' 5" (4.30m x 3.48m)

Bedroom Two: 14' 1" x 11' 3" (4.30m x 3.45m)



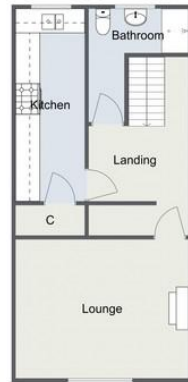
## Alcester Road, Studley

### Ground Floor

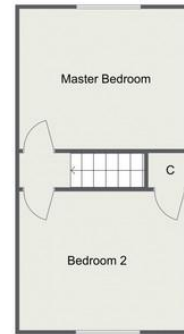


Total Area Approx:  
135.4 sq metres (1458 sq ft)

### First Floor



### Second Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: TBC

COUNCIL TAX BAND:

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

Alternatively, you can scan below to view all of the details of this property online.



**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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