

IN SAME OWNERSHIP FOR OVER 18 YEARS



**SITUATION**

Located on this prime retail pitch in the town centre, amongst a variety of local traders and multiple retailers such as **Waitrose, Superdrug, Sue Ryder, Lloyds Bank, William Hill, Barclays Bank, Simply Fresh** and a **Post Office**. Alcester is a pleasant market town situated approx. 18 miles south of Birmingham and approx. 14 miles east of Worcester, enjoying good road links via the M5, M40 and M42 motorways.

**PROPERTY**

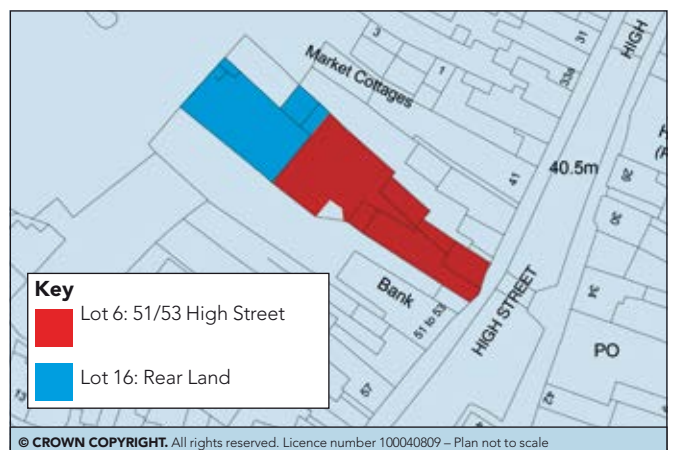
An attractive Grade II Listed mid terrace building comprising a **Ground Floor Shop** with part first floor **Staff Room** and separate side access via an adjoining archway to **4 Self-Contained Flats** on part ground, part first and second floors. The property benefits from having drive-in access from the High Street to a **Rear Yard** suitable for parking up to **9 cars**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£20,600 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**



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## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Part First Floor Staff Room	<b>Ground Floor Shop</b> Gross Frontage 29'7" Internal Width 26'1" Shop Depth 54'7" Built Depth 87'0" WC <b>Part First Floor</b> Staff Room Approx. 65 sq ft <b>Plus right to park 2 cars in the Rear Yard</b>	<b>Lloyds Pharmacy Limited</b> (Having approx. 1,800 branches) (T/O for Y/E 31/03/16 £2.02bn, Pre-Tax Profit £20m, and Shareholders' Funds £239.2m)	10 years from 29th September 2016 (In occupation for over 11 years – Renewal of previous lease) (The shop has been used as a pharmacy since 1979)	£20,000	FRI Rent Review 2021
4 Flats (Part Ground, Part First & Second Floors)	Not Inspected <b>Plus each flat has the right to park 1 car in the Rear Yard</b>	Various	Each 125 years from 25th March 2011	£600 (each £150)	FRI Rents double every 25 years.
<b>TOTAL</b>				<b>£20,600</b>	

**Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.**

### VENDOR'S SOLICITORS

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