

FOR SALE

FORMER CO-OP AND FLAT

CHAPEL ST, BISHOP'S ITCHINGTON, SOUTHAM CV47 2RB



POTENTIAL RE-DEVELOPMENT

2,899 sq ft (269.39 sq m) (Approx. Total Gross Internal Area)

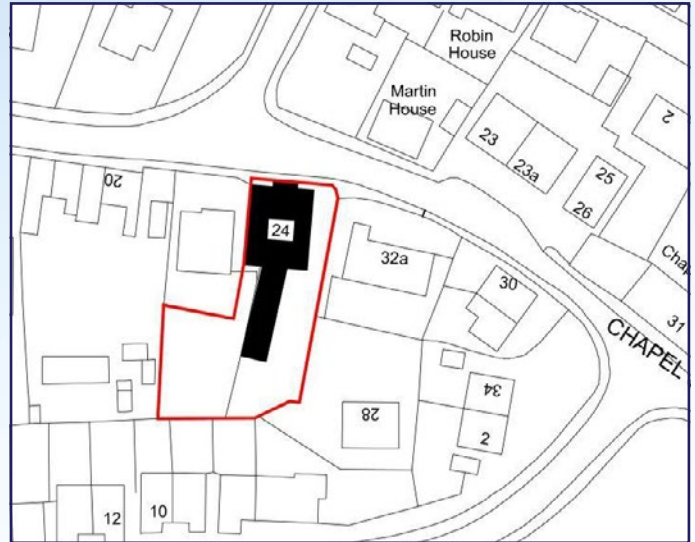
- Available Quarter 3 2024
- Planning Obtained for Conversion to Residential
- Offers in Excess of £300,000 sought

LOCATION

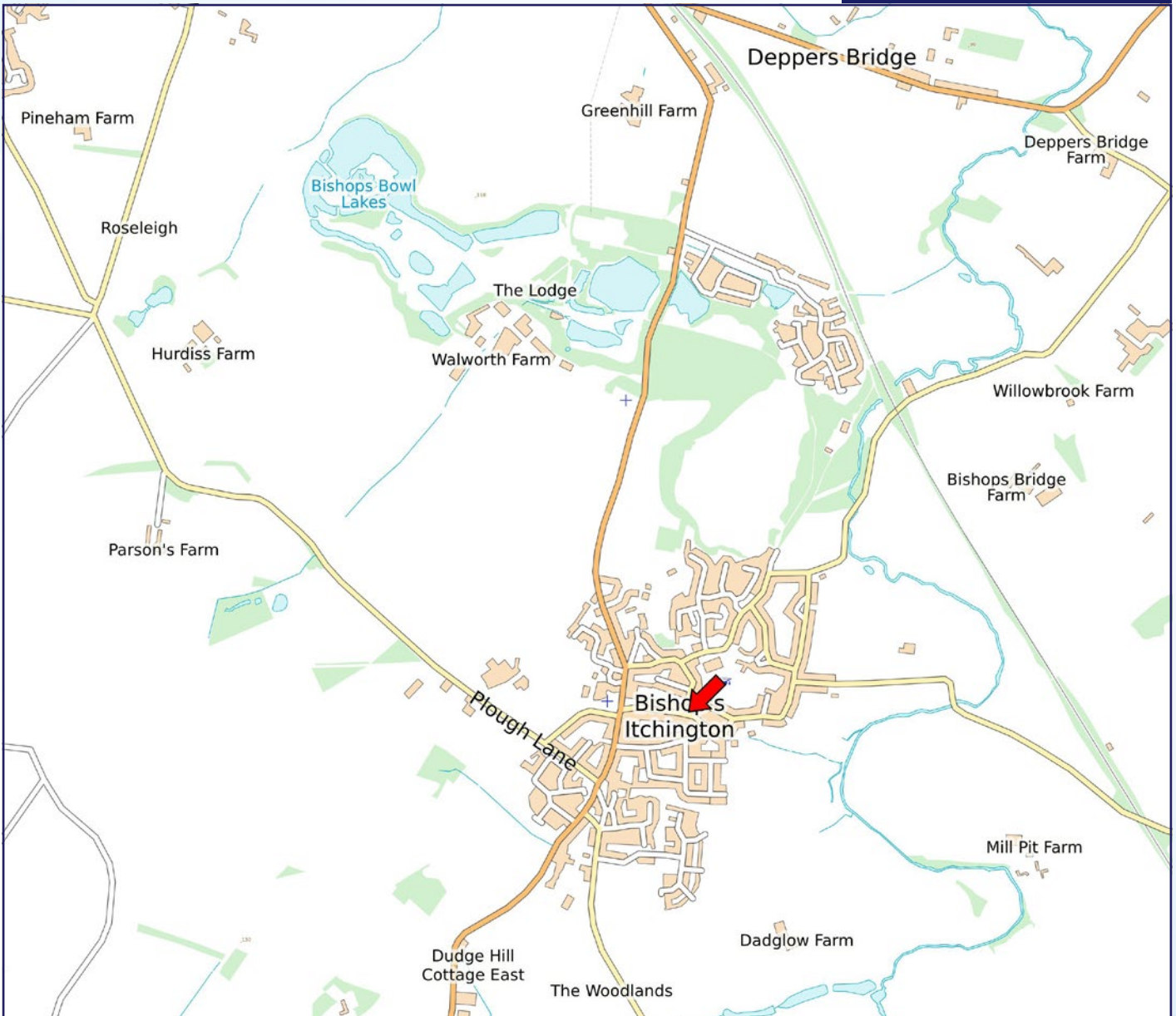
The property is situated on the Chapel Street in the Village of Bishops Itchington. Chapel Street is at the centre of the village surrounded by residential properties. The Village itself sits approx. 8 miles South East of Leamington Spa and approx. 4 miles South West of Southam. The town itself largely comprises residential dwellings with a few local commercial operators and a Co-op Food store. Notable nearby occupiers include Jaguar Land Rover and Aston Martin Lagonda Research & Design Centre.

DESCRIPTION

The property comprises of ground floor convenience store (which will be sold with vacant possession) and a tenanted three bedroom flat with an independent access form the side.



POSTCODE: CV47 2RB



ACCOMMODATION

	SQ M	SQ FT
Ground Floor Retail	118.30	1,273
Ground Floor Ancillary	66.94	720
First Floor Flat	84.15	906
TOTAL Approx. Gross Internal Area	269.39	2,899

TENURE

The property is available freehold, subject to the tenancy of the first floor flat.

The flat is let to an individual at an annual rent of £4,200 per annum.

The property will be sold with vacant possession of the shop.

The transfer of the freehold will include a restriction on use preventing it being used for convenience retail and a number of other uses.

SALE PRICE

Offers in Excess of £300,000 are sought for the property.

RATES

The property currently has a residential listing of band C and a rateable value of £10,000RV.

EPC

An epc will be provided on completion of construction.



PLANNING

We understand that the property has class E consent.

The property benefits from outline planning consent for conversion to provide 5 flats.

The link below is the details of the planning consent for the site for change of use:

[Stratford-on-Avon District Council: Eplanning](#)

SERVICES

We understand all mains services are connected or available.

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

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may apply.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

David Walton

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SUBJECT TO CONTRACT Ref: TBC Date: 05/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

harrislamb
PROPERTY CONSULTANCY

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