

westbridge

COMMERCIAL

FOR SALE

FORMER BUTCHERS SHOP



Welford Butchers & Deli, Chapel Street
Welford on Avon, Stratford Upon Avon



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Former Butchers Shop
- Sought After Village Location of Welford on Avon
- Freehold with Vacant Possession
- £140,000 Sale Price
- 514 sq ft (47.84 m²) NIA
- Potential For Other Uses (Subject to Planning)

Welford Butchers & Deli, Chapel Street, Welford on Avon, Stratford Upon Avon CV37 8PX

Location:

Approaching the village from the South on the Long Marston Road as you enter the village turn right just after the village shop onto Church Street.

The former butchers shop is location on the right hand side between The Old Forge & the Shakespeare Pub.

Description:

The shop abuts the main pavement and access is via the wooden pedestrian door into the main retail area of the shop. The floor and the walls are tiled and there is a stainless steel sink with hot and cold water feed to the right hand wall. There is a large retail window to the front elevation and part of the side elevation.

Beyond the main retail area are two rooms previously used as food preparation areas with composite flooring, white wall food hygiene cladding on the walls and a further sink with water feeds. To the right of this is a toilet facility and an external side door.

There is a loft ladder access to a loft which is ideal for storage but has limited head height. To the rear of the shop is a further room with tiled floor and part tiled part white wall food hygiene cladding on the walls. There is a side window and a further sink with water feeds.

The property could have other retail and permitted development uses, any interested purchasers should make their own planning enquires with the local authority Stratford District Council prior to making an offer to purchase the property. We understand that the property is located in a conservation area.

Fixtures - Please note the two removable fridge counters available by separate negotiation and will be removed prior to exchange of contracts if not required.

Floor Area:

Net Internal Area (NIA) is 514 sq ft (47.75 m2).

Price:

£140,000.

Rateable Value:

TBC source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business may be entitled to 100% rates relief providing the property is their only business premises.

Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Legal Costs & Holding Deposit

Each party pays their own legal costs.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is D.

A full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



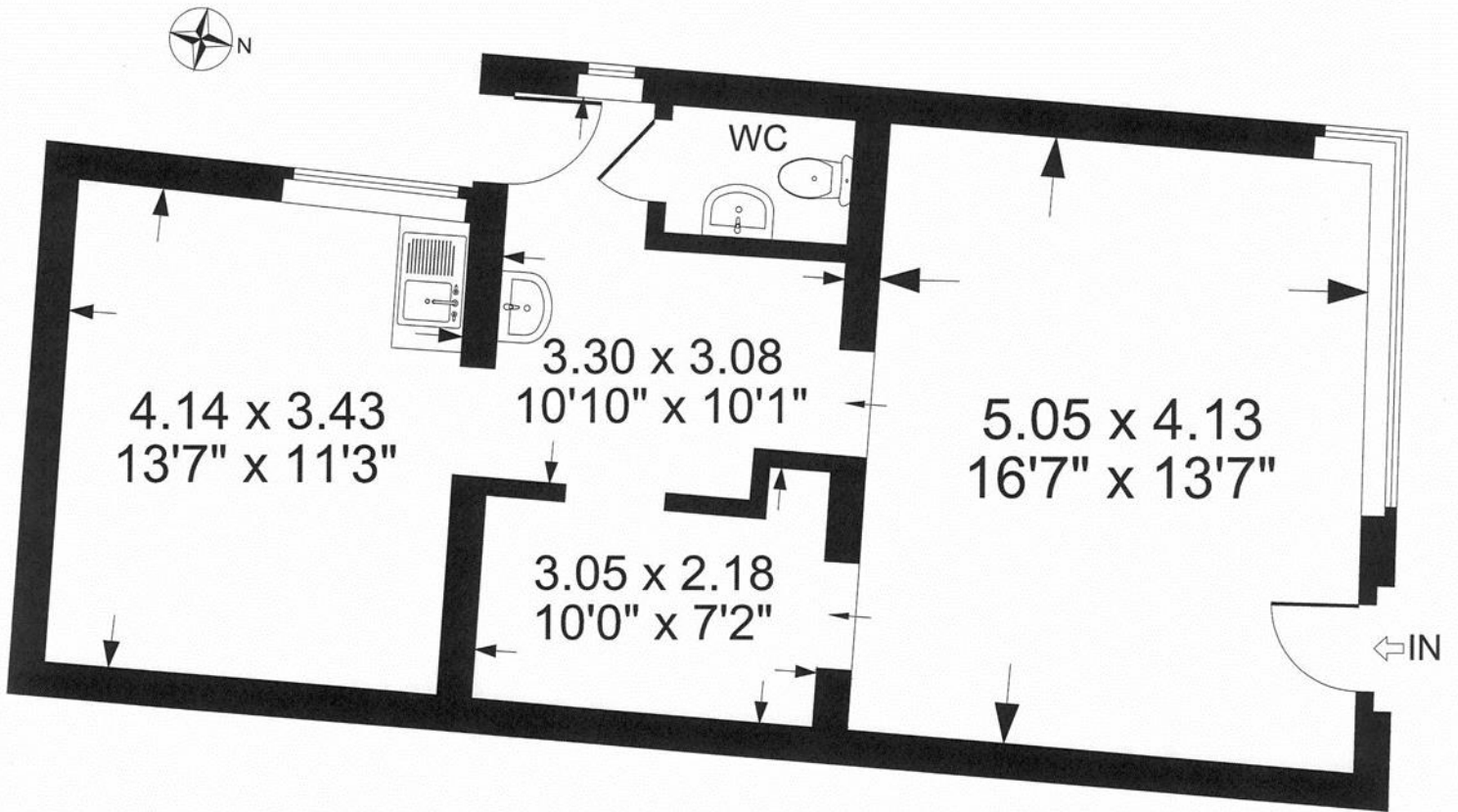


Illustration for identification purposes only,
measurements are approximate, not to scale.

