

westbridge

COMMERCIAL

TO LET

Commercial Unit

With multitude of uses (subject to planning)



Dolphin House, Sanctus Street, Stratford Upon Avon

 Richard Johnson
 Sephie Portwood
 01789 415628
 richard@westbridgecommercial.co.uk
 www.westbridgecommercial.co.uk

- Lock Up Self Contained Unit
- 751 sq ft (69.86 m²) NIA
- Old Town Location
- Multitude of Commercial Uses (Subject to Planning)
- Price £875 pcm £10,500 pa net of VAT

Dolphin House, Sanctus Street, Stratford Upon Avon

CV37 6DH

Location:

Heading East into Stratford on the Evesham Rd B439 Sanctus Road is the right hand turning just before the Paddock Pub (formally the Salmon Tail pub). Carry on along the road, over the bypass bridge and Dolphin House is located on the left hand side before the left hand turn to Bull St.

Description:

The property is accessed from the pavement via the main front door into the unit. There are two partition walls making two separate rooms and a reception area but these are not structural walls and could be removed giving a single open plan room. There are windows to the front elevation, suspended ceiling tiles in the ceiling and LED ceiling tile lights.

Beyond this area is a set of double doors that lead into a rear area which is open plan with a toilet in the far right hand corner. The room has LED lighting, a gas boiler and various 13 amp sockets on the walls.

There is a side access door which leads back on to Sanctus Street. The unit has its own electric meter, gas meter and water supply.

Floor Area:

Net Internal Area (NIA) is 751 sq ft (69.86 m2).

Price:

£10,500 per annum

Tenure:

New lease available.

Service Charge:

No service charge levied.

Rateable Value:

£5,100 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.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

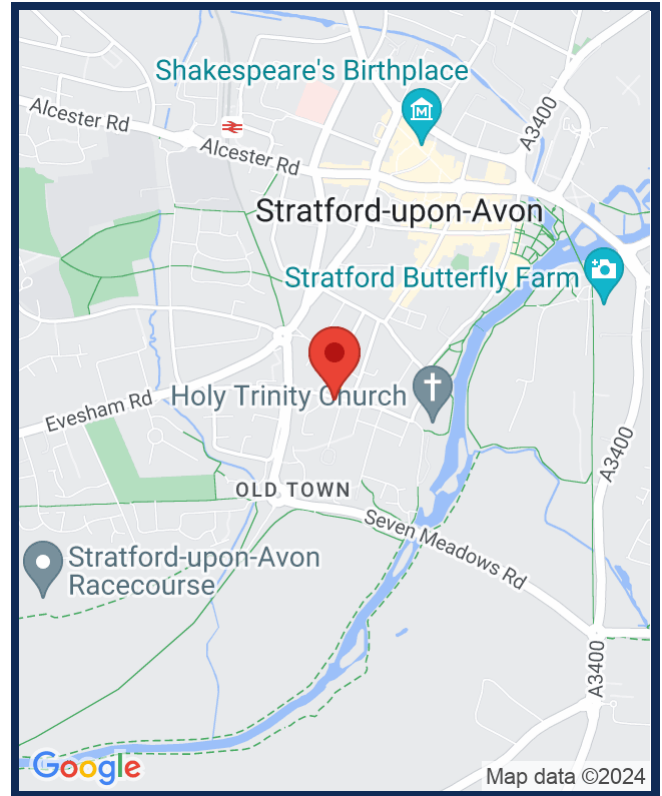
VAT:

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 = C.

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

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

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.



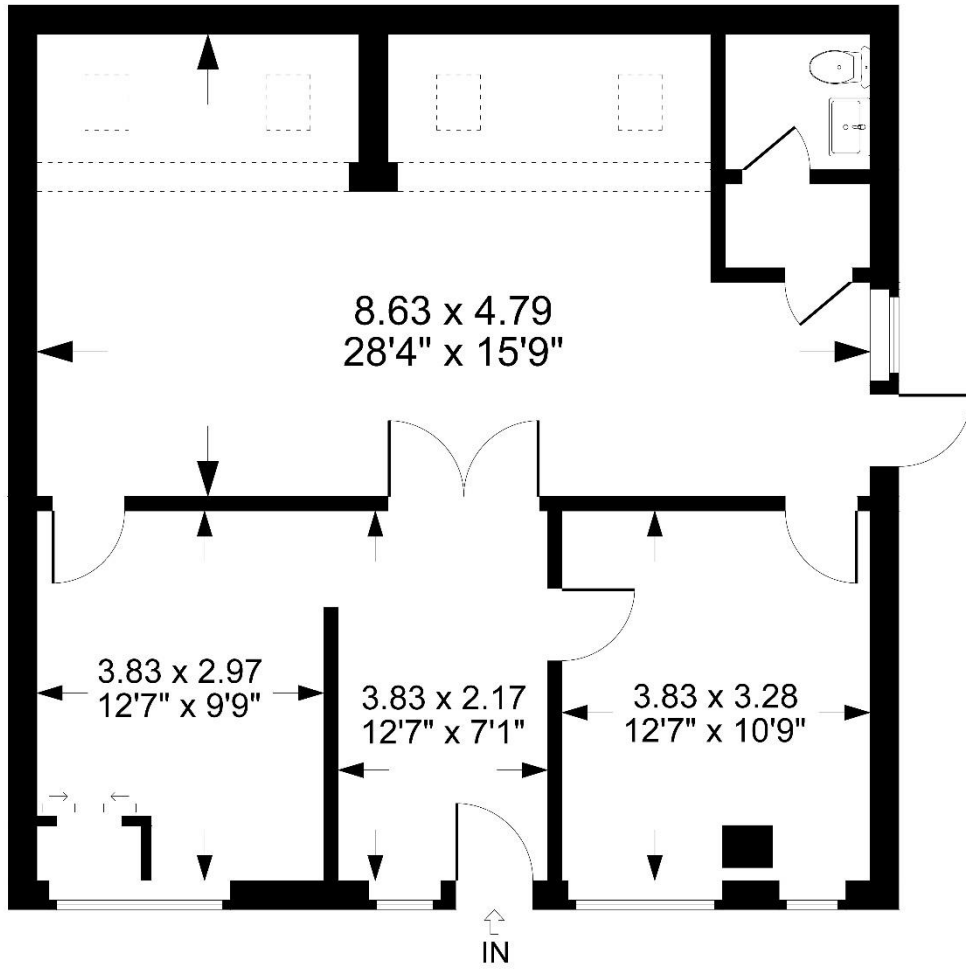


Illustration for identification purposes only,
measurements are approximate, not to scale.