



Chapel Street, Stratford-upon-Avon, CV37 6EP

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

£445,950

- Freehold Shop and Residential Investment
- Stratford-upon-Avon Town Centre
- Current Rental Income £24,200pa
- 128.94m² (1,387 sq ft) GIA

The property is a grade 2 listed three storey, Victorian fronted building, offered for sale as a mixed use freehold investment. It comprises a ground floor shop and separately accessed residential apartment set over first and second floors.

It is prominently situated in the heart of Stratford upon Avon's town centre and near to all local, retail, leisure and cultural amenities.

Location

Stratford-upon-Avon is an international tourist destination with over 2.5 million visitors annually, due to its historical connections and extensive catchment area. The town is also situated in the heart of the Midlands and benefits from easy access to Junction 15 of the M40 and the national road network. The resident population of roughly 55,000 together with the high number of visitors makes Stratford a vibrant town centre location.

Investment Summary

Commercial Ground Floor - Montpellier Gallery:
A lease of the premises on IRI terms with a passing rent of £17,000pa. The tenant is holding over on a lease which is within the security of tenure provisions of the 1954 Landlord & Tenant Act. The tenant has indicated a wish to remain in the premises on lease terms to be agreed with the new freeholder.

Residential Upper Floors:
The Flat 8 Chapel Street - Let on a periodic Assured Shorthold Tenancy at a passing rent of £600pcm.

Gross Initial Yield of 5.15%

Accommodation

Ground floor - Retail 72.10m² (776 sq ft)
First & Second Floor - Residential 56.84m² (611 sq ft)
Total GIA 128.94m² (1,387 sq ft)

Services

It is understood that electric, water and foul water drainage are connected

to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Business Rates & Council Tax

Retail Rateable value from 1 April 2023: £12,000

Residential Council Tax band: C

EPC

Commercial EPC: B
Residential EPC: E

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

For further information please email commercial@sheldonbosleyknight.co.uk