



Greenhill Street, Stratford-upon-Avon, CV37 6LE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£295,000

- Town Centre Freehold
- Potential for Residential Conversion (STP)
- EPC: Band D
- Prominent for Passing Traffic
- Vehicular Access and Parking
- Rateable Value: £16,000

An opportunity has arisen to acquire a Town Centre investment property in Stratford-Upon-Avon. The property comprises a three-storey commercial demise which is currently tenanted under an existing lease extending 154.37m² (1662ft²).

Location

Stratford is an affluent Warwickshire town and international tourist destination. The resident population of approximately 55,000 together with over 2.5 million visitors annually makes Stratford a vibrant town centre location. The site is situated in the centre of the town, close to the commercial hub. It is also in close proximity with the market square, Windsor Street multistorey car park and the Shakespeare Birthplace tourist visitor attractions along Henley Street.

Road Connections: M40 J15, Warwick (5 miles), M40 J12 Gaydon (16 miles), A46 (2miles) Rail Connections: Stratford-upon-Avon (1/4 mile)

Description

A lease of the premises on Full Repairing and Insuring terms with a passing rent of £15,000pa on a 10-year lease which commenced 1st February 2008. The tenant is holding over on a lease which is within the security of tenure provisions of the 1954 Landlord & Tenant Act. The property will be sold with Vacant Possession from June 2024 and has the potential for the first and second floors to be converted into residential (STP). The property benefits from rear access and parking for up to 4 cars.

The property comprises the following Net Internal Area:

Ground Floor: 108.86m² (1172ft²)

First Floor: 35m² (377ft²)

Second Floor: 10.51m² (113ft²)

Total: 154.37m² (1662ft²)

Services

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

Business Rates

Rateable Value: £16,000

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. For all Enquiries, please contact ndr@stratford-dc.gov.uk or call 01789 260993.

EPC

Band D

Town Planning

The accommodation is suitable for Class E (Commercial, Businesses and Services) purposes.

For all other planning enquiries, please contact Stratford-on-Avon District Council on info@stratford-dc.gov.uk or call 01789 267575

Tenure

The property is freehold.

Legal Costs and VAT

Each party will be responsible for their own legal costs associated with the preparation of the lease.

The property is not elected for VAT.

Viewing

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

Important Notes

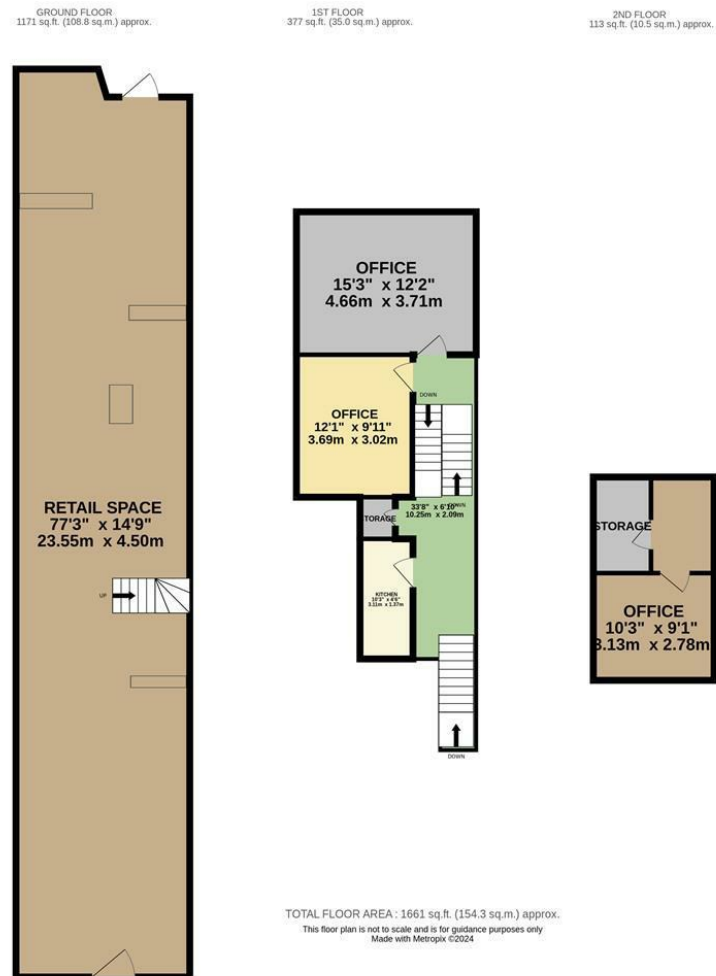
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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



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