



Wood Street, Stratford-upon-Avon, CV37 6JF

£770,000

- Substantial High Street Demise
- Investment Opportunity
- Passing Rental Value: £47,000 per annum
- Gross Internal Area: 434m² (4680ft²)
- Leased To A National Covenant
- Future Development Subject to Planning & VP

An investment opportunity on Wood Street with a national covenant. The property is a substantial Town Centre Freehold with parking, offices and large retail areas.

Location

Stratford-upon-Avon is a historic town in Warwickshire, situated on the River Avon. Heavily visited by tourists and residents alike, Stratford-upon-Avon is famously known for William Shakespeare's birthplace, as well as other attractions associated with him, like Anne Hathaway's Cottage (the childhood home of Shakespeare's wife) and the Royal Shakespeare Theatre. The town itself is picturesque, with charming Tudor-style buildings, lovely parks and riverside walks.

Wood Street is a prominent location in the Centre of Stratford-upon-Avon Town which houses national retailers such as CEX, Boots, Trespass, Fraser Hart, Vision Express, and Fine-Jeweller George Praqnell.

Description

Both vehicular and pedestrian access can be gained at the rear of the site via Rother Street. The property offers an opportunity for redevelopment subject to planning and vacant possession. The property comprises car parking for approximately three vehicles along with a rear two storey office premises.

The accommodation provides the following areas:

Ground Floor - 283.15m² (3,048 ft²)

First Floor: 151.75m² (1,632ft²)

Gross Internal Area: 434.9m² (4680ft²)

Investment

The property is leased to Done Brothers (Cash Betting) Ltd trading as Betfred on a 5-year full repairing and insuring lease, from 03/2023 until 03/2028 with a passing rent of £47,000 per annum.

Services

We understand mains electric, gas, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply.

Business Rates

Rateable Value: £39,500

Energy Performance Certificate

EPC Rating: Band D 83

Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Wychavon District Council on planning@wychavon.gov.uk or call 01386 565 565.

Tenure

Freehold Purchase.

VAT

VAT is not charged on the property.

Legal Costs

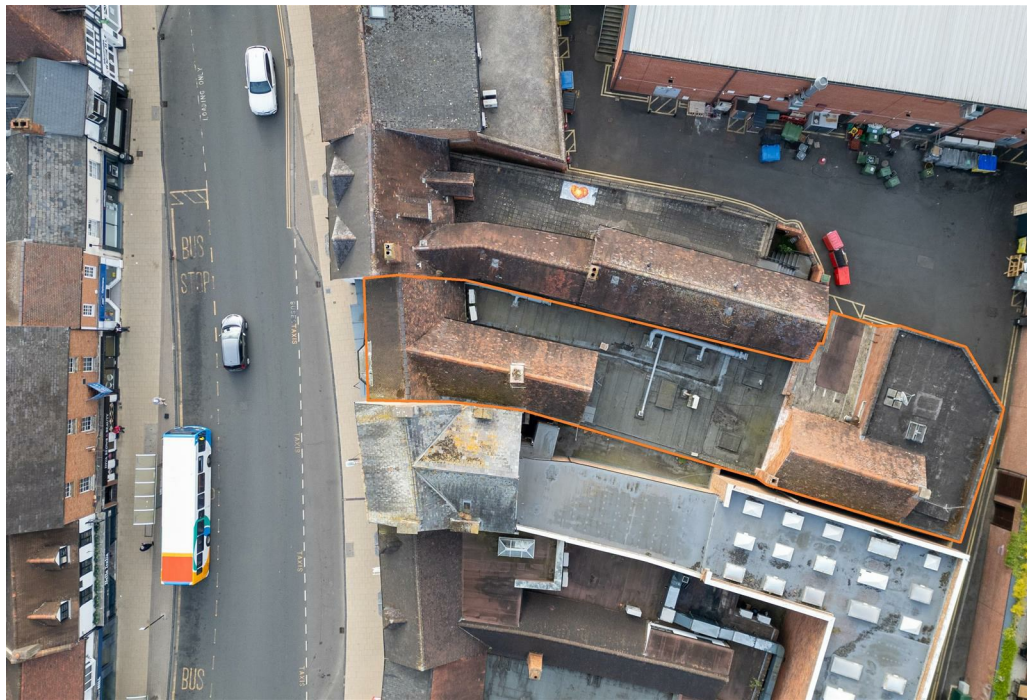
Each party is to meet their own costs.

Viewing

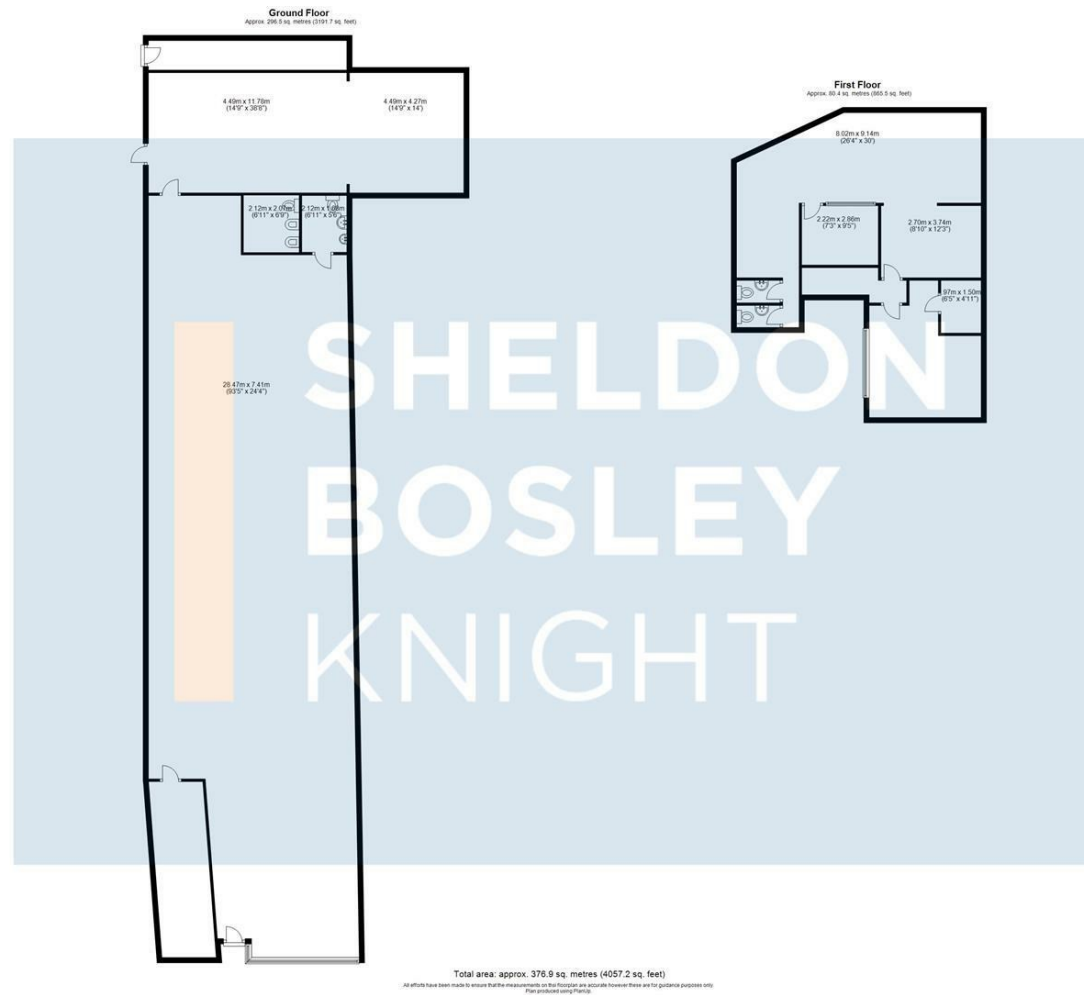
To arrange a viewing please contact the commercial Team: 01789 387882 or alternatively email commercial@sheldonbosleyknight.co.uk.

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