

FREEHOLD SHOP FOR SALE/TO LET

TIM COX ASSOCIATES

CHARTERED SURVEYORS



38 ROTHER STREET
STRATFORD UPON
AVON
CV37 6LP

SITUATION

The premises is situated fronting Rother Street in the centre of town. To the front of the property is a car park for approximately 42 cars and the area is used for an open market one day a week. There is a multi-storey car park to the rear of the property.

ACCOMMODATION

The property comprises a three-storey building with ground floor sales, first floor space (previously used as sales) and staff room, and second floor stores.

Frontage	22'6"	(6.9 m)
Internal Width	21'6"	(6.55 m)
(reducing to)	14'6"	(4.42 m)
Ground Floor Sales	1,278 sq ft	(118.7 sq m)
First Floor Offices	290 sq ft	(26.9 sq.m)
First Floor Staff Room	92 sq ft	(8.5 sq m)
Second floor stores	382 sq.ft	(35.5 sq.m)

Please note :Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

TENURE

Freehold

OPTION 1:

A new lease for a term of years to be agreed at a rent of £25,000 per annum exclusive

OPTION 2:

Offers in the region of £425,000 for the freehold interest with vacant possession.

SERVICES

We understand that all mains services are available.

- SALES AREA 1,278 SQ FT (118 SQ M)
- (FIRST FLOOR 290 sq ft (26.9 sq m))
- SECOND FLOOR 382 SQ FT (76.1 SQ.M)
- RENT £25,000 PER ANNUM
- FREEHOLD GUIDE PRICE £425,000

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38 ROTHER STREET STRATFORD UPON AVON

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EPC Available on request

RATEABLE VALUE £30,000 from 1st April 2023

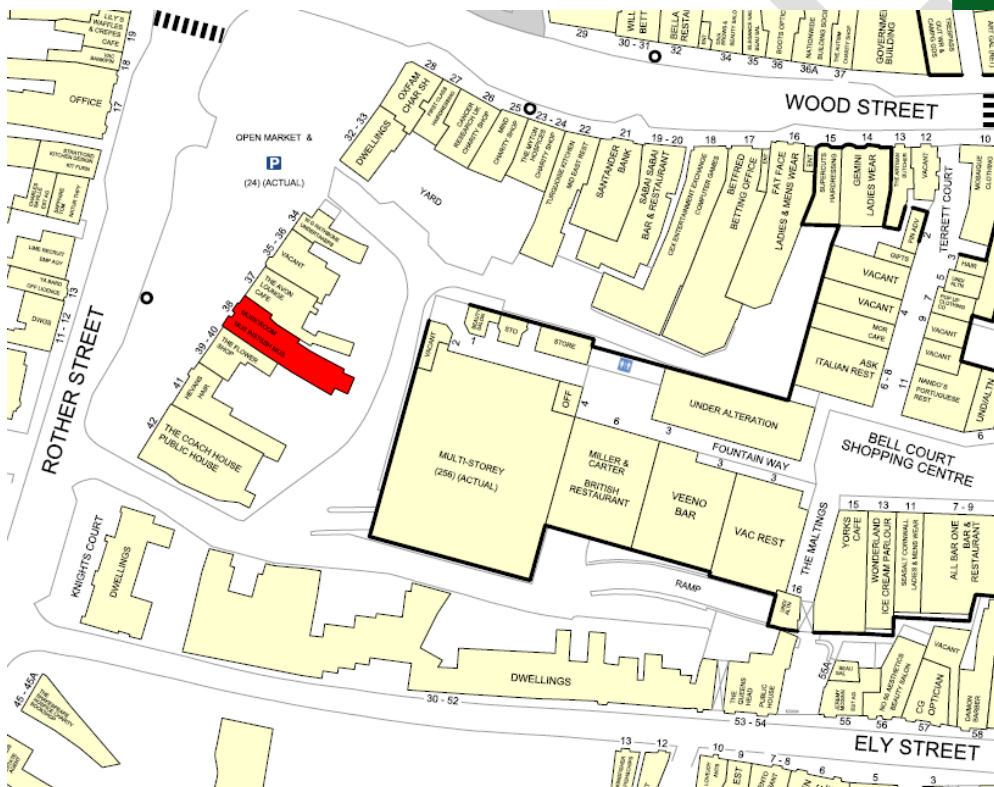
Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01789 267575 or <https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS The in-going tenant/purchaser will be responsible for both side's legal costs.

VAT We understand that the vendor/landlord has not elected to charge VAT.

VIEWING Strictly by appointment with Tim Cox Associates. 01789 269444.

AGENTS NOTE Please note that the two lock up garages at the rear of the property are not included in the Sale/Let



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