

**TIM COX
ASSOCIATES**

CHARTERED SURVEYORS

FREEHOLD FOR SALE WITH VACANT POSSESSION



FORMER HADLAND DANCE STUDIO NEW BROAD STREET STRATFORD UPON AVON CV37 6HW

- **FREEHOLD PROPERTY**
- **RESIDENTIAL DEVELOPMENT OPPORTUNITY**
(subject to obtaining the necessary consents)
- **PRICE: OFFERS IN THE REGION OF £300,000**

MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

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and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

SITUATION

Stratford upon Avon is set in the heart of Warwickshire and is the birthplace of William Shakespeare. It is one of the largest tourist centres outside of London. The town is steeped in Tudor heritage and culture, all set to the backdrop of the River Avon. New Broad Street is located in the sought after Old Town and is within walking distance of the town centre.

DESCRIPTION

The property comprises a timber framed building clad in corrugated metal sheets on the walls and pitched roof. Currently laid out as follows:

Overall site dimensions:

Width: 23 ft (7 m)
Depth 53 ft (16.12 m)
Site area 1289 sq ft (113.2 sq m)

ACCOMMODATION

The building currently comprises:

Entrance porch: 31 sq ft (2.86 sq m)
Dance Studio: 695 sq ft (64.5 sq m)
Changing Room: 124 sq ft (11.5 sq m)
Separate male and female WCs

TENURE

Freehold. We understand that there is a pedestrian access over a one meter strip to the left hand side of the property on the adjoining land to give access to the rear of the subject property.

PRICE

Offers in the region of £300,000 for the freehold Interest with vacant possession

Please note: Every effort has been made to ensure that the above measurements and 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.

SITE PLAN

Available on request

RATEABLE VALUE

£1,700

SERVICES

We understand that mains gas, electricity, water and sewerage are connected.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction

VAT

We understand that VAT is not payable on the sale price

EPC

Available on request

VIEWING

Strictly by appointment with the Sole Agents

