



Sanderson  
Weatherall

# OFFICE/ BEAUTY USE PREMISES TO LET

£18,500 per annum



6 Windsor Court, Greenhill Street, Stratford-upon-Avon CV37 6GG

sw.co.uk



- Net Internal Area: 1,384 SQ FT (128.5 SQ M)
- Consideration given to letting individual floors
- Character self-contained commercial premises/ office
- Private courtyard setting
- One car park space included
- £18,500 per annum rental

#### Location

The property is situated at the rear of Windsor Court, which is a private courtyard development located at the junction of Windsor Street and Greenhill Street, close to the market square within Stratford upon Avon.

#### Description

The property is a self-contained two storey office premises which has most recently been used as a beauty salon.

The ground floor of the property is currently arranged to provide an open plan office with two partitioned meeting rooms. There is also a WC and understairs storage cupboard. There is a kitchenette within the main area. The first floor provides a separate open plan office area with a partitioned office. There is also a WC and eves storage cupboard. The first floor could be self contained from the ground floor. There is a kitchenette within the main area.

The property extends to the following approximate net internal areas:

	SQ M	SQ FT
Ground floor office	63.5	684
First floor office	65.0	700
<b>Total net internal area</b>	<b>128.5</b>	<b>1,384</b>

There is one allocated car parking space within the shared courtyard.

#### Use

The property benefits from use class E (Office) of the Town and Country Planning (Use Classes) Order 1987. For the past 10 years the property has been used as a beauty salon. Alternative uses considered subject to planning.

#### Rent

**£18,500 per annum exclusive**, subject to contract. VAT is not presently payable on the rent.

#### Lease

The property is available by way of a new full repairing and insuring lease, for a minimum term of five years.

#### Service charge

There is a service charge payable for the upkeep of the courtyard, common areas, structure of the property, buildings insurance, and the management of the property. Full details of the service charge are available upon request.

#### Rating assessment

The property has a rateable value of £16,500 (2023 assessment). Business Rates are payable by the tenant.

#### Services

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

#### Energy performance

The EPC Rating for the property is band D, with a score of 78 points.

#### Note

A member of Sanderson Weatherall LLP staff is a trustee for the owner of this property.



Strictly by prior appointment with the agents:

**James Carver**

07901 710 668

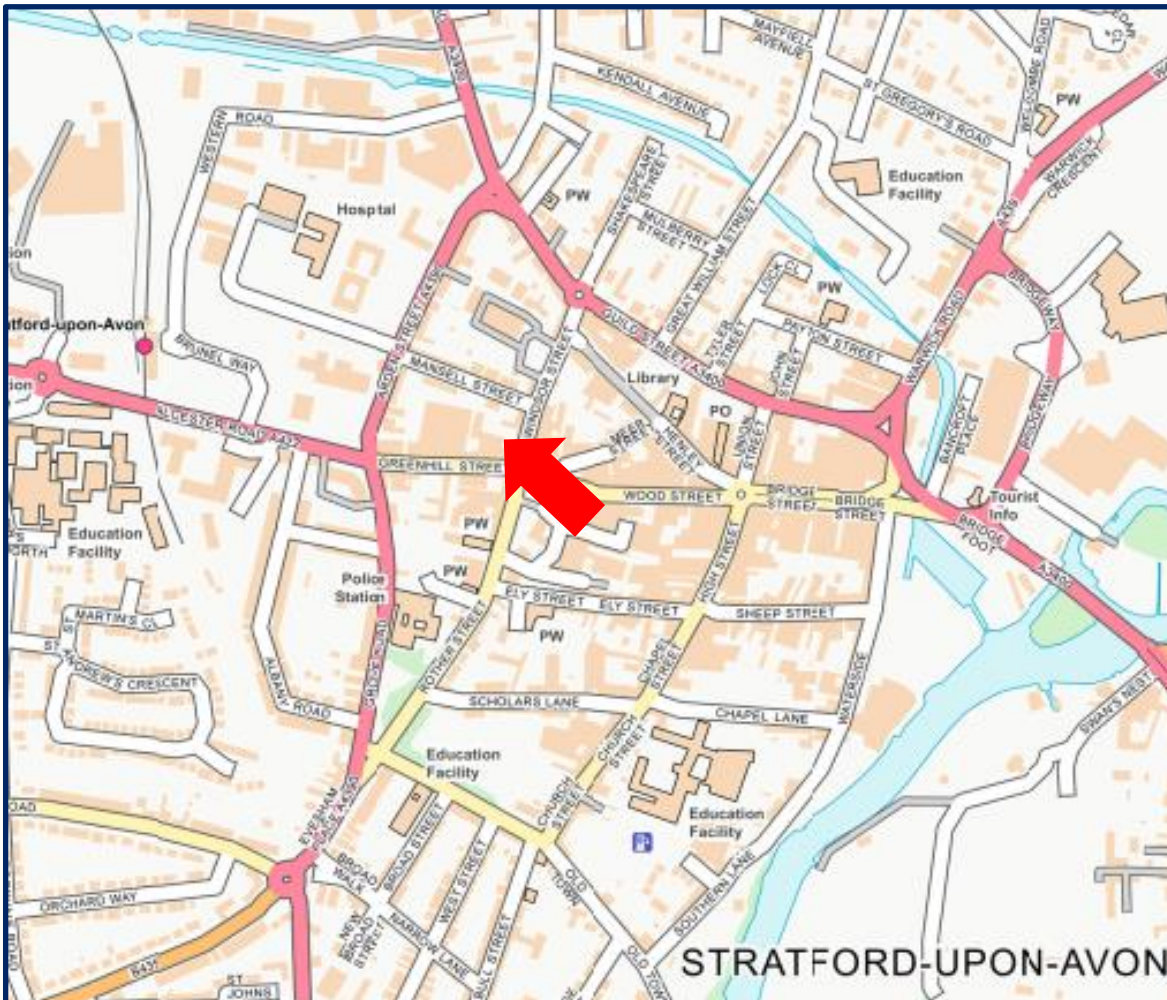
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SUBJECT TO CONTRACT

July 2024

**Sanderson  
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