ENTIRE RESIDENTIAL HIGH TO LET STREET UNIT WITH APPROVED CHANGE OF USE

157 High Street, Henley-in-Arden, B95 5BA

Size – 1,200sqft ground floor and 3 bed apartment first floor.

shepcom.com 01564 778890



£40,000 Per Annum

Key Features

- Approved planning for change of use to F1 and Class E
- 3 bed apartment above
- 1,200sqft ground floor for retail or dining use
- High street prominent position

Location

157 High Street Henley-in-Arden is an entire former residential high street unit situated in the heart of Henley –in-Arden as the gateway to Stratford-upon-Avon. The property is located centre of the high street and 3 miles south of Junction 16 of the M42, with Redditch Town Centre 8.8 miles west and Warwick Town Centre 10 miles east. The location serves as a prominent high footfall unit with attraction from all parts of rural Warwickshire.

Description

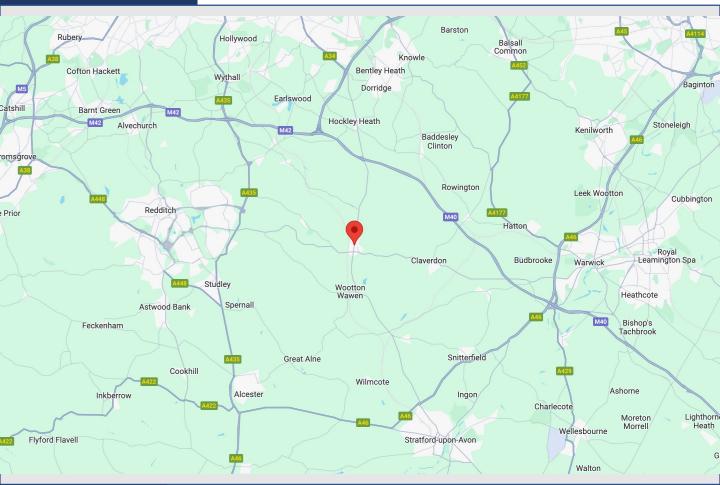
The Grade II listed property is built of brick construction and forms two storeys of original 19th-century accommodation with timber beams and trusses throughout. Surmounted by a pitched tiled roof and semi-detached to the right-hand elevation, 157 High Street extends to a rear modern kitchen and living room with a significant depth garden following.

Equipped with approved change of use from residential C3, the property, formerly an alehouse in the 18th century, has approval for F1 or Class E use on the ground floor. Above the ground floor is a 3-bed character apartment with two bathrooms.

Extending to 1,200sqft on the ground floor, the property would be suitable for a café, tea room or dining facility.

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Map



Tenure

The property is to be marketed on the leasehold open market for £40,000 per annum.

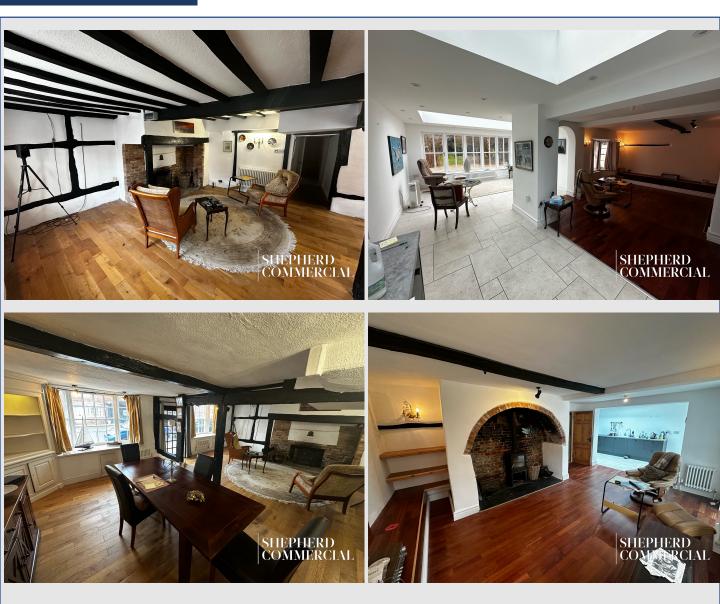
The minimum term is 6 years, followed thereafter by multiples of 3 years and incorporating reviews thereforth.

The property is to be let on a Full Repairing and Insuring Basis (FRI Lease)

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

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Gallery



More information

- EPC Available on request
- Services We understand all mains services are connected to the property.
- Rating Assessments To be assessed
- Viewing Strictly by appointment with the sole agents Shepherd Commercial Ltd
- Tel: 01564 778890 / Email: info@shepcom.com



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