

SHEPHERD COMMERCIAL

ENTIRE RESIDENTIAL HIGH STREET UNIT WITH APPROVED CHANGE OF USE

TO LET

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.

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 therefor.

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.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

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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

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