

SHEPHERD COMMERCIAL

HENLEY-IN-ARDEN GRADE
II LISTED INVESTMENT

FOR SALE

127 High Street, Henley-in-Arden, Warwickshire, B95
5AU

Size – 1,905sqft (177sqm)

shepcom.com

01564 778890



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£750,000

Key Features

- Excellent condition throughout (Grade A)
- Currently let to EH Smith Showrooms and Kitchens
- Reversionary lease
- 6 year term from 2020 (Current rent of £35,000)

Location

127 High Street, Henley-in-Arden is perhaps the most prominent retail unit in the entire town. Formerly the Lloyds Bank, the property is situated as a grade II listed property in the centre of the High Street, directly facing oncoming traffic as it veers around the property, proving excellent for frontage and advertising. Located 1.5 miles south of J16 of the M40 and 10 miles either side lies the towns of Warwick and Redditch.

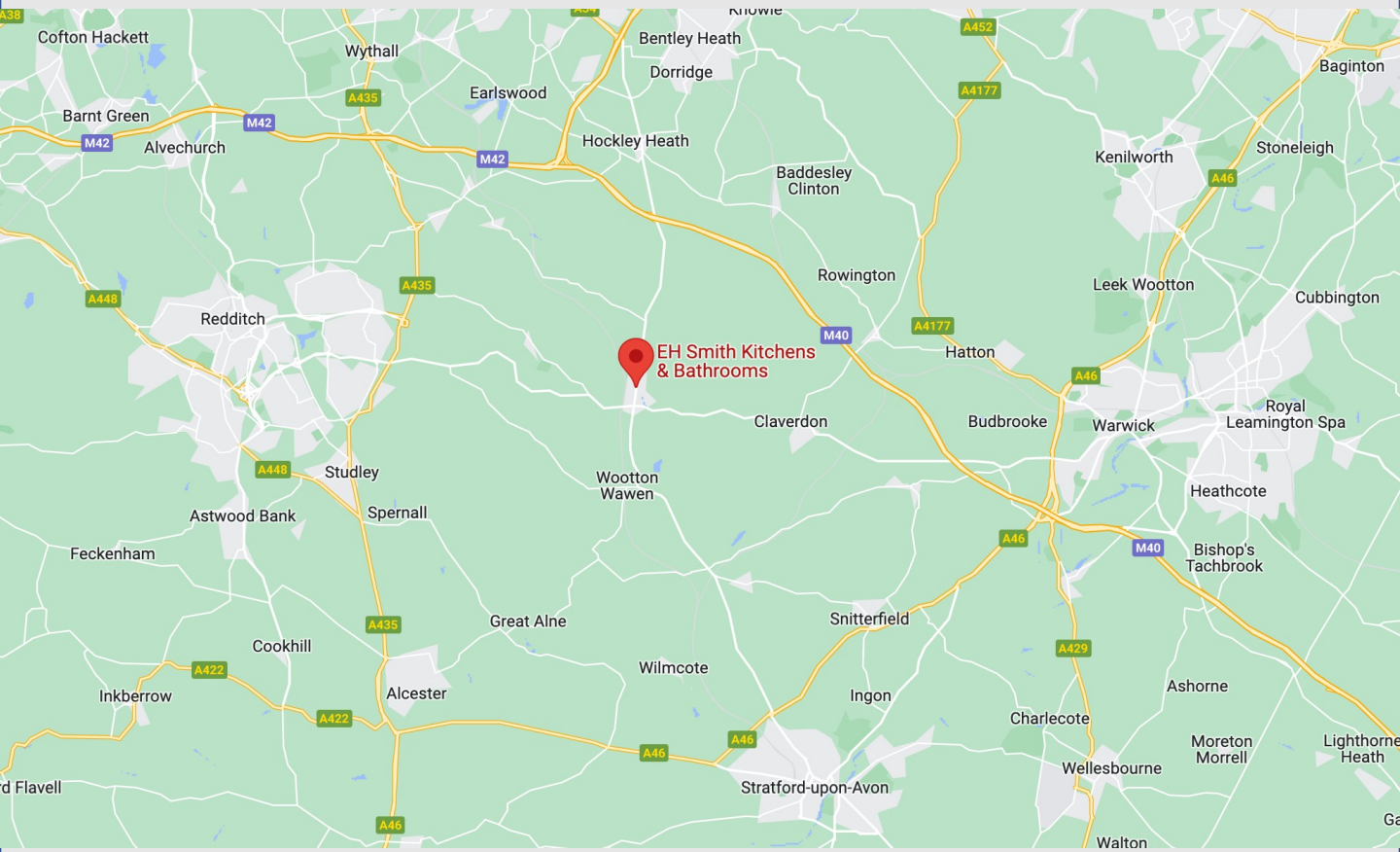
Description

This Grade II listed property is comprised of pitched tile roof surmounted above timber frames within a brick foundation. Built in circa 1700, the property is currently let to EH Smith at £35,000 per annum until 2026. EH Smith have renovated the property extensively to provide showroom premises. The first floor is originally designed as a self-contained two-bedroom flat of the highest quality. The current tenant, however, is using the accommodation for administration and showroom purposes.

127 High Street is formed of 1,905sqft and is immaculate throughout. The building benefits from potential resi-conversion to self-contained apartments and is fitted with grade A fixtures throughout.

A single parking space is allocated to the unit at the rear.

Map



Tenure

The property is to be marketed to the freehold open market at the fixed price of £750,000.

EH Smith are occupying under a lease for a term of 6 years from 17th February 2020 at a current rental of £35,000 per annum.

The lease is on a full repairing and insuring basis.

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 any part of 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 – £18,250

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com

