

GRADE II LISTED INVESTMENT



SHEPHERD  
COMMERCIAL

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

High street retail property for sale

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,905 sq ft / 176.98 sq m
<b>Price</b>	£675,000
<b>Service Charge</b>	Upon Enquiry
<b>Rates Payable</b>	£4.90 per sq ft
<b>Rateable Value</b>	£18,250
<b>EPC Rating</b>	Upon enquiry

### Key Points

- 1,905sqft
- Blue-chip tenant
- Extremely prominent
- Centre of Henley-in-Arden
- Parking on site
- 2-storey
- Immaculate condition throughout
- Grade II listed

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

## 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.

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.

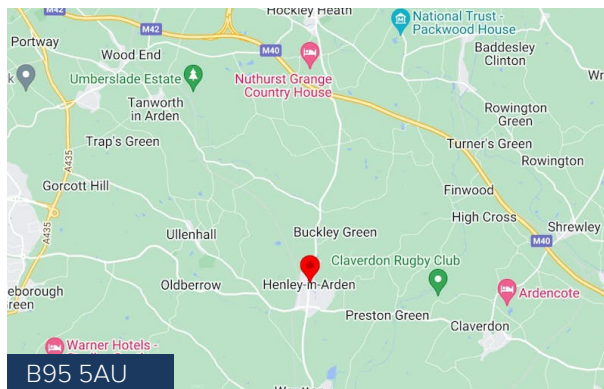
## LOCATION

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.

## TENURE

The property is to be marketed to the freehold open market at the fixed price of £675,000.

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.



## Viewing & Further Information

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