



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

Fantastic opportunity to lease a character property situated within the heart of Henley in Arden High Street with Planning Permission.

Summary

Tenure	To Let
Available Size	1,200 to 3,000 sq ft / 111.48 to 278.71 sq m
Rent	£40,000.00 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 1,200sqft ground floor
- High footfall
- Modern kitchens
- High street location with prominence
- Approved planning for change of use to Class E and F1
- Large garden
- 3 bed apartment
- Grade II listed

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DESCRIPTION

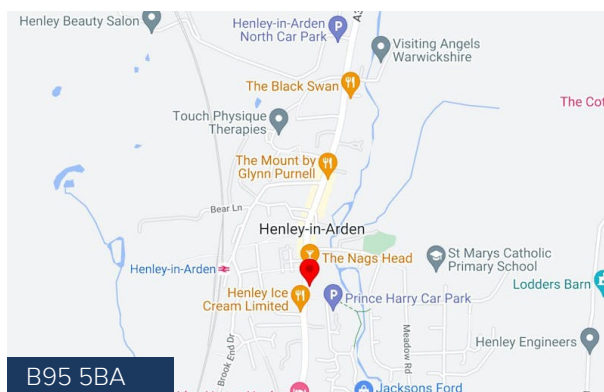
The Grade II listed property is built of brick construction and forms two storeys of original 19th-century accommodation with timber beams and trusses throughout. Surmounted by a pitched tiled roof and semi-detached to the right-hand elevation, 157 High Street extends to a rear modern kitchen and living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

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.

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)



Viewing & Further Information

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