

Peter Clarke



74 Bull Street, Stratford-upon-Avon, CV37 6DS

Asking Price £450,000

- Established Investment Business Opportunity
- Sought After "Old Town" Location
- Comprising "Self Running" Coin Operated Laundrette
- plus Self Contained One Bedroom Flat above
- Average £11,000 per annum rent for the Laundrette
- plus £8,700 per annum for the Flat

STRATFORD-UPON-AVON is a thriving Market town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many industrial and commercial centres of the Midlands and the Cotswolds are close at hand.

Junction 15 of the M40 motorway lies within 6 miles distant at Longbridge, Warwick, enabling good communications over the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the south.

#### THE PROPERTY

is situated in the popular and sought-after residential area of Old Town in Bull Street at its junction with College Lane.

The property comprises ground floor Laundrette together with ancillary accommodation and self-contained one bedroom first floor flat. The property offers an ideal investment/business opportunity of a "self-running" laundrette with coin operated machinery.

#### ACCOMMODATION

Ground Floor Laundrette with glazed retail frontage and glazed entrance door from Bull Street.

#### LAUNDRETTE

Overall Depth 32'4"

Internal Frontage 13'2"

Equipment (all coin operated) comprising:

9 Speed Queen top loading washing machines

2 Speed Queen front loading washing machines

2 duvet washing machines

7 Speed Queen gas tumble dryers (1 is extra large duvet)

Rear Office, WC and Plant Room with Baxi gas boiler, two Gledhill water tanks, and water softener  
Cellar

#### SELF CONTAINED FIRST FLOOR FLAT

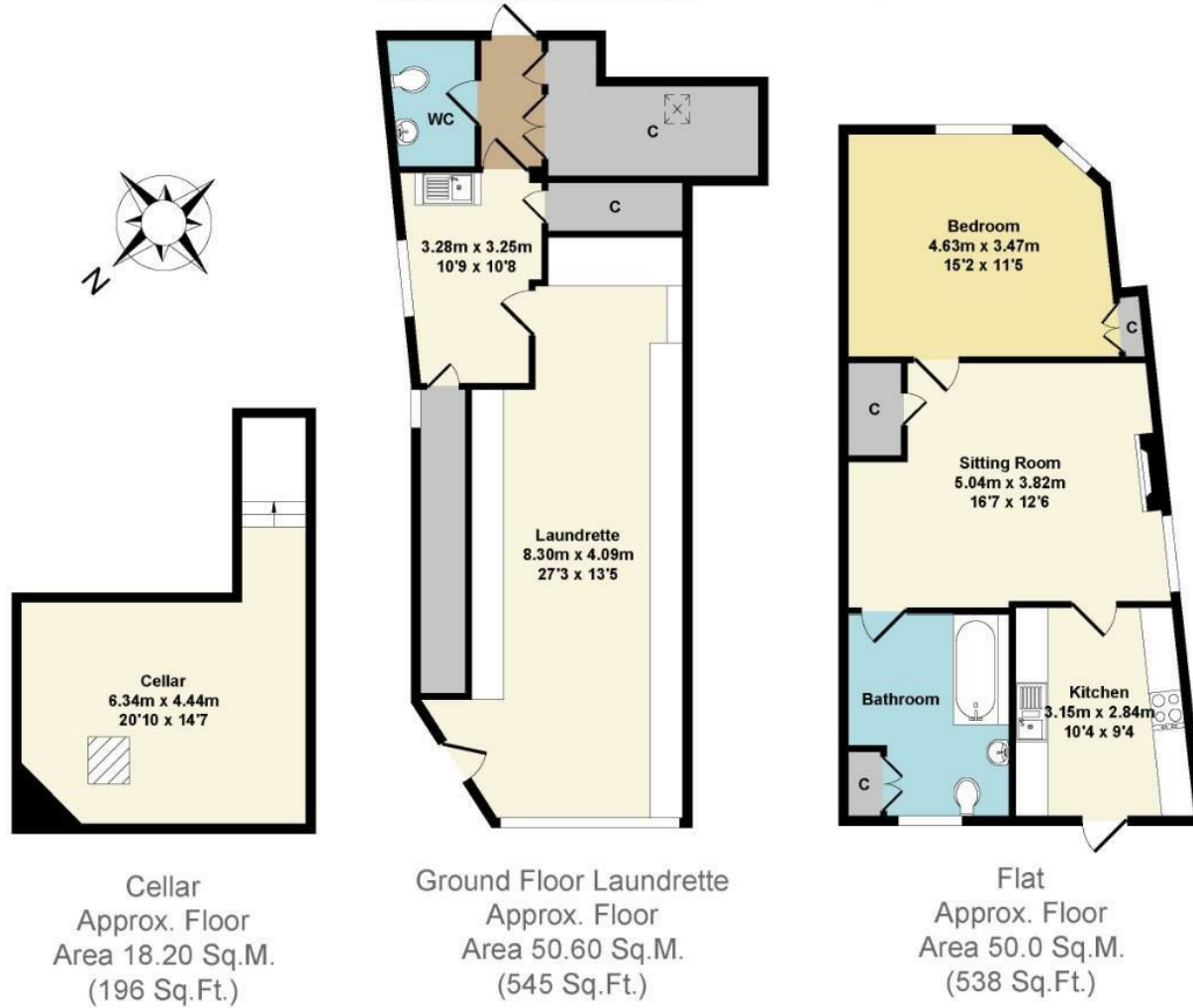
Double gates lead from College Lane to an enclosed rear courtyard (with pedestrian right of access over) with external staircase and small balcony.

The accommodation comprises double bedroom, living room, fitted bathroom and modern fitted kitchen with electric cooker, fridge and freezer and gas central heating with Worcester gas combination boiler. Double glazed windows.



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 Total Approx. Floor Area 118.80 Sq.M. (1279 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## BUSINESS

The gross annual turnover has averaged £50,000 per annum over the last five years. The asset register shows the cost of acquisitions at £87,812 including VAT and delivery (presently written down in accounts as £27,443). The laundrette is now let with a lease term of three years from 1st May 2024 and an average annual rent of £11,000. In addition, the first floor flat is let on an Assured Shorthold Tenancy at £8,700 per annum.

## FIXTURES AND FITTINGS

The property is to be sold with the benefit of the existing business fixtures and fittings and plant equipment.

Only those items mentioned in these details are to be included in the sale. All other items are specifically excluded. A detailed inventory of the business fixtures and fittings will be prepared at the time of sale by the vendor.

## TENURE

The property is Freehold to be sold subject to the occupational tenancy of the flat, which is let on an Assured Shorthold Tenancy currently holding over on a month to month basis at a rental of £695 per calendar month.

## SERVICES

The flat has gas central heating and electricity is separately metered. The water supply is combined for both the flat and the laundrette.

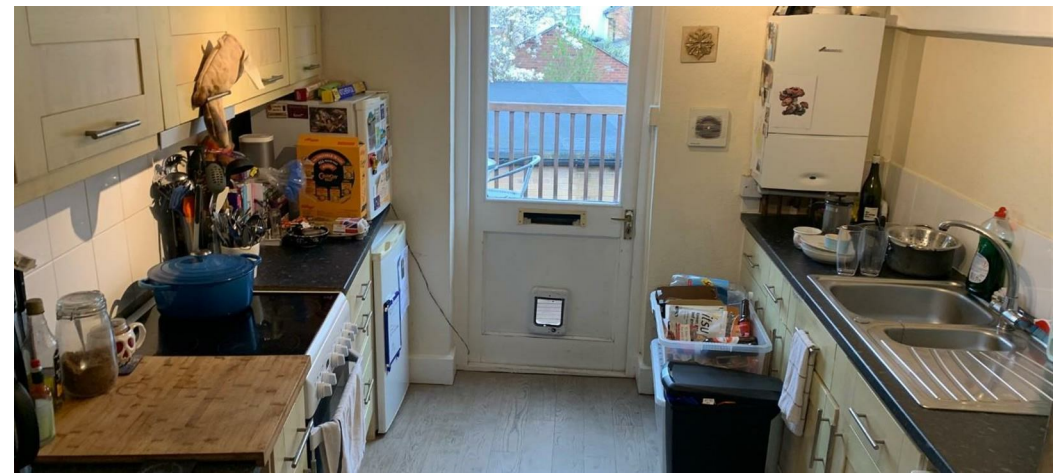
## EPC

The EPC rating for the flat is D. The EPC rating for the laundrette is B. Full copies of the Energy Performance Certificates are available upon request.

## VIEWING

Strictly by appointment through the Sole Selling Agents:

Peter Clarke & Co  
Stratford upon Avon  
01789 415444



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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