

Peter Clarke

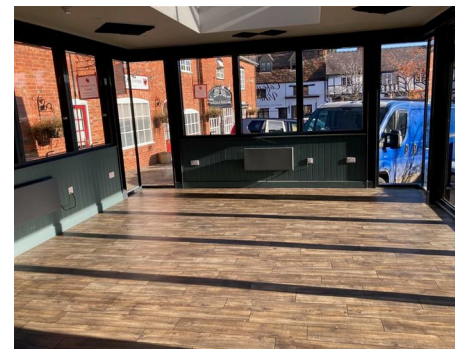
Commercial

Cafe at Unit 6 Granville Court,
Shipston-On-Stour,
CV36 4PP

TO LET

- Ground Floor Retail Unit
- 52.53 sq.m. (565 sq.ft.) plus WC and Store
- Prominent High Footfall Position
- Accessed via High Street, West Street and Mill Street
- Customer Parking

£15,000 Per Annum



SHIPSTON ON STOUR

is a popular market town, lying approximately nine miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

GRANVILLE COURT is a popular and busy retail location situated off the High Street and with secondary access from West Street/Mill Street.

Unit 6 enjoys a prominent position in the centre of Granville Court, with three fully glazed walls providing substantial main and return frontage ideal for attracting footfall interest.

ACCOMMODATION

Total Net Retail Area - 52.53 sq.m. (565 sq.ft.)
WC and Outside Store - 4.49 sq.m. (48 sq.ft.)

TERMS

The retail unit is available on a new lease for a term of three years, although longer terms will be considered. The lease is to be contracted outside the provisions of the Landlord & Tenant Act.

USE

Retail use, to include other uses within Use Class E. Uses outside of Use Class E will also be considered.

SERVICE CHARGE

A service charge will be levied in respect of a

contribution towards building maintenance, insurance and upkeep of communal areas. This is charged based on a percentage of the annual rent payable.

SERVICES

We have been advised that mains electricity, water and drainage are connected to the property.

BUSINESS RATES

The current rateable value is £12,250.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

VAT will be payable in addition to the rent and prices quoted.

EPC

The current EPC rating is E. A full copy of the Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with the Sole Letting Agents:

Peter Clarke & Co
01789 415444 (option 5)

DISCLAIMER

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