

Peter Clarke

Commercial

2A Granville House, High Street,
Shipston-On-Stour, CV36 4AJ

TO LET

- * Ground Floor Retail Unit
- * 363 sq.ft. (33.70 sq.m.) plus WC
- * Prominent High Street position
- * Access via High Street, West Street and Mill Street
- * Customer Parking

£9,500 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 HOUSE

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

2A Granville House enjoys a prominent position on the High Street, opposite the Co-Op Food Store and in the centre of town.

ACCOMMODATION

Front Retail Area - 274 sq.ft. (25.43 sq.m.)

Office - 62 sq.ft. (5.79 sq.m.)

Kitchen - 27 sq.ft. (2.47 sq.m.)

Total Net Retail Area - 363 sq.ft. (33.70 sq.m.)

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.

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

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.

SERVICES

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

BUSINESS RATES

We understand that the current rateable value is £7,400.

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)

