

7, Meer Street,
Stratford-Upon-Avon, CV37 6QB

FOR SALE

FREEHOLD LOCK-UP SHOP, TOGETHER WITH OFFICE AND STORAGE ON
THE FIRST FLOOR

- * Prominent Town Centre Location in close proximity to Shakespeare's Birthplace
- * Ground Floor Retail 48.40 sq.m. (521 sq.ft.)
- * First Floor Offices totalling 23.26 sq.m. (250 sq.ft.)
- * Vacant Possession

Asking Price £335,000 Freehold



STRATFORD-UPON-AVON

is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 6 miles at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5 and M6 as well as affording a straightforward route to London and the South.

MEER STREET

is a popular and busy retail location situated between Henley Street and the market square, and in close proximity to Shakespeare's Birthplace. No. 7 comprises a prominent lock-up shop with full glazed display frontage and return frontage, together with ancillary office accommodation on the first floor.

ACCOMMODATION

Ground Floor
Internal width 4.57m (15')
Overall depth 2.26m (7'5")
Net Retail Floor Area - 48.40 sq.m. (521 sq.ft.)
WC and Store

First Floor
Front Office - 10.05 sq.m. (108 sq.ft.)
Rear Office - 13.21 sq.m. (142 sq.ft.)
Store

Total Net Internal Floor Area 71.66 sq.m. (771 sq.ft.)

TERMS

The property is to be sold freehold and is offered with vacant possession.

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

SERVICES

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

RATES

The rateable value is understood to be £15,250.

USE

The shop falls within Use Class E.

EPC

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

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT, which may be payable in addition. The vendor has not presently elected to charge VAT.

VIEWINGS

Viewings strictly by appointment with the sole selling agents:

Peter Clarke & Co
Peter Turner on 01789 415444 (option 5)

