

101 High Street,
Henley-In-Arden, B95 5AT

FOR SALE

FREEHOLD LOCK-UP SHOP
TOGETHER WITH A TWO-BEDROOM FLAT ON THE FIRST FLOOR
IN THE CENTRE OF HENLEY-IN-ARDEN

- * Ground Floor Retail - 53.66 sq.m. (578 sq.ft.)
- * First Floor Flat - Gross Internal Area 57.86 sq.m. (623 sq.ft.)
- * Central High Street Location
- * Fully Let Investment

Asking Price £305,000



HENLEY IN ARDEN

is a beautiful, historic market town located along the A3400, approximately 9 miles south of Solihull and 8 miles north of Stratford-upon-Avon. Henley in Arden is known for its tree lined High Street and variety of historic buildings and has shops, post office, restaurants, public houses, doctors surgery, primary & secondary schools, dentist surgery and more. Henley also offers excellent transport links with its railway station providing links into Birmingham and Stratford-upon-Avon. Just a short distance away Warwick Parkway station has good train links direct to London Marylebone. Also situated within easy reach to the Midlands Motorway network, M40 and M42, M5 and M6.

Housing the majority of local amenities within Henley-in-Arden, the High Street offers a prime retail position, as well as a very desirable location for a residential premises. 101 High Street is situated approximately in the centre of the High Street opposite the junction with Station Road and with nearby retailers including Costa Coffee and the Three Tuns Public House.

ACCOMMODATION

Ground Floor Retail - 43.10 sq.m. (464 sq.ft.)

Kitchen - 8.74 sq.m. (94 sq.ft.)

Store - 1.82 sq.m. (20 sq.ft.)

Net Internal Floor Area - 53.66 sq.m. (578 sq.ft.)

First Floor Flat

Sitting Room - 3.69m x 3.72m

Kitchen - 1.78m x 2.58m

Bedroom One - 3.62m x 3.34m

Bedroom Two - 3.73m x 1.64m

Landing/Dining Room - 4.26m x 3.03m

Bathroom - 1.70m x 2.26m

Ground Floor Utility Space - 1.73m x 2.65m

Gross Internal Floor Area - 57.86 sq.m. (623 sq.ft.)

TERMS

The property is to be sold Freehold.

The ground floor is let on a Full Repairing & Insuring Lease at an annual rent of £12,750 per annum for a term of three years from 21st December 2021.

The first floor is let on an Assured Shorthold Tenancy at an annual rent of £6,900 per annum.

RATEABLE VALUE

The rateable value for the ground floor is understood to be £9,600. The flat is understood to be in Band B for Council Tax purposes (Stratford-on-Avon District Council).

EPC

The current EPC rating for the ground floor retail premises is D and the current EPC rating for the first floor flat is E. Full copies of the Energy Performance Certificates are available upon request.

VIEWING

Strictly by appointment with the Sole Selling Agents:

Peter Clarke & Co

01789 415444



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