

56 Ely Street,
Stratford-upon-Avon, CV37 6LN



FOR SALE

FREEHOLD LOCK-UP SHOP,
TOGETHER WITH A ONE BEDROOM FLAT ON THE FIRST FLOOR
IN THE CENTRE OF STRATFORD-UPON-AVON

- * Ground Floor Retail 75.50 sq.m. (813 sq.ft.)
- * First Floor Flat Gross Internal Area 63.25 sq.m. (681 sq.ft.)
- * Fully Let
- * Central Location off High Street and near Bell Court Shopping Centre

Asking Price £289,000



ELY STREET

is a popular and busy retail location situated between the High Street and Rother Street. No. 56 is approximately half way down Ely Street and comprises a prominent lock-up shop with bay window display frontage, together with a one-bedroom residential flat on the first floor.

ACCOMMODATION

Ground Floor
Retail Area 63.21 sq.m. (680 sq.ft.)
Kitchen 8.34 sq.m. (90 sq.ft.)
Rear Store 9.34 sq.m. (42 sq.ft.)
WC

Total Net Internal Area 75.50 sq.m. (813 sq.ft.)

First Floor Flat
Kitchen/Dining Room, 3.66m x 3.56m
Sitting Room, 4.60m x 3.66m
Bedroom, 3.57m x 3.40m
Bathroom and WC

Gross Internal Floor Area 63.25 sq.m. (681 sq.ft.)

TERMS

The property is to be sold freehold. The ground floor is currently let on a Full Repairing & Insuring Lease for a term of six years from 19th May 2020 at an annual rent of £13,500 per annum.

The first floor flat is let on an Assured Shorthold tenancy agreement with an annual rent of £7,140 per annum.

RATEABLE VALUE

The rateable value for the ground floor is understood to be £12,500. The flat is understood to be in Band B for Council Tax purposes.

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

EPC

The current EPC rating for the ground floor retail is TBC.
The current EPC rating for the first floor flat is E.

VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition.

NOTE

The photographs of the flat were taken when the property was vacant, prior to the current tenancy.

VIEWING

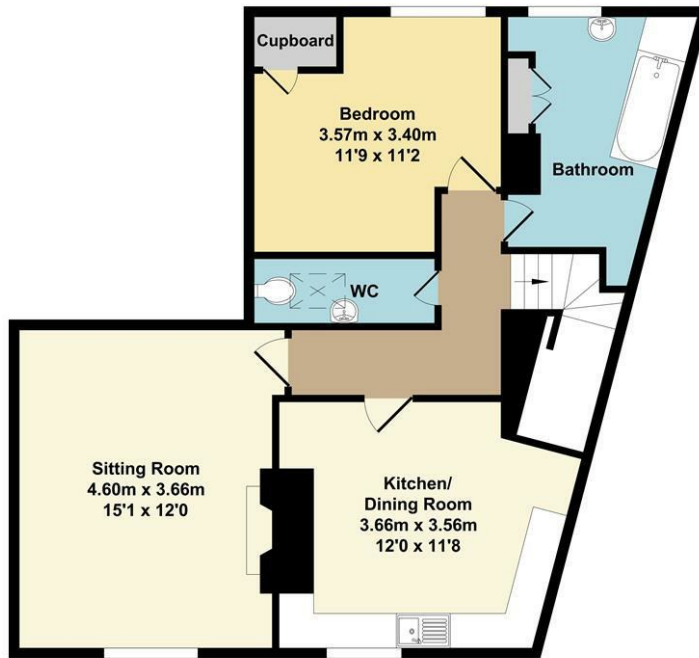
Strictly by appointment with the Sole Selling Agents:

Peter Clarke & Co.
01789 415444



The Flat, 56 Ely Street
Total Approx. Floor Area 63.25 Sq.M. (681 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Approx. Floor
Area 63.25 Sq.M.
(681 Sq.Ft.)



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