



JOHN EARLE

Shop and Apartment 99 and 99a High Street
Henley-In-Arden, Warwickshire B95 5AT

Offers In Excess Of £500,000

A rare and exciting opportunity to acquire a commercial shop premises with a two bedroom duplex apartment, situated in the heart of Henley High Street. This commercial shop premises offers versatile business potential and measures approximately 615.5 sq ft. Currently designed for retail, the property can easily be converted for other business uses subject to planning permission.

Dating back to the early Victorian era the property not only benefits from a shop unit but also a two bedroom, two bathroom duplex apartment to the rear. The apartment has been extended and finished to a high specification and offers spacious and light living accommodation throughout along with a private garden to the rear.

Henley-in-Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford-upon-Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and railway station are all within half an hour's drive.

Henley contains a wide choice of local shops, doctor's surgery, Inns and restaurants, together with primary and secondary schooling facilities. Rail and bus services provide commuter links to Stratford-upon-Avon, Solihull and Birmingham.



Apartment

A well presented two bedroom, two bathroom duplex apartment, set over two floors situated on the prestigious Henley High Street. The property briefly comprises:- High specification kitchen diner and cloakroom to the ground floor and spacious living accommodation to the second floor. Benefiting from two double bedrooms, large living room with two Juliette balconies, two bathrooms, double and secondary glazing, gas central heating, low maintenance rear garden and large workshop and store.

Discretely tucked away from the High Street, a paved pathway with a timber gate gives access to the property. Gravelled borders house a range of plants and shrubs and a further timber gate opens into a secure private garden, which is mainly laid to gravel and houses a large timber workshop/store. A UPVC double glazed door opens into:-

Dining Kitchen

23'11" x 9'6" (7.3 x 2.9)

A well presented entertaining kitchen space with a range of high gloss wall, base and drawer units with granite work surfaces over. Two UPVC double glazed windows to the front, inset 1 1/4 single bowl, single drainer sink unit with chrome mixer tap over. Integrated "Bosch" dishwasher. Built in eye level "Bosch" double oven and inset 5 ring "bosch" gas hob with chimney style extractor hood over, space for an American style fridge freezer with integrated wine rack above and pull out larder cupboard. Space and plumbing for an automatic washing machine and tumble dryer. Tiling to splash backs, laminate flooring and radiator.

Inner Hall

Staircase rising to the first floor, door to:-

Cloakroom

3'11" max x 5'10" (1.2 max x 1.8)

Low level W.C. Wash hand basin, radiator, tiling to splash backs, extractor fan, storage space.

First Floor Landing

Radiator, laundry cupboard with shelving, airing cupboard housing the "Worcester" combination boiler and space for storage. Glazed door opening into:-

Living Room

20'4" x 13'9" min / 20'4" x 19'4" max (6.2 x 4.2 min / 6.2 x 5.9 max)

Two UPVC double glazed french doors with Juliette balcony overlooking the rear garden. Feature wall mounted "Living Flame" electric fire and two radiators.

Master Bedroom

15'1" x 8'6" (bedroom area) (4.6 x 2.6 (bedroom area))

Dressing area with four door fitted wardrobes with hanging rail and shelving, radiator. Further fitted wardrobes to the bedroom with matching bedside cabinets and cupboards above. Secondary glazed window to the front and radiator. Door to:-

En-Suite

7'6" x 6'6" (2.3 x 2)

1400 mm shower tray with glass screen and mains fed "Rain Head" shower over. Designer pedestal wash hand basin with chrome mixer tap, low level W.C. Chrome ladder style heated towel rail, obscure UPVC double glazed window to the side, extractor fan and shaving point.

Bedroom Two

9'6" x 8'6" (bedroom area) (2.9 x 2.6 (bedroom area))

Dressing area with four door fitted wardrobes with hanging space, shelving and cupboards above, matching built in study desk. Radiator. To the bedroom area is a secondary glazed window to the front and radiator.

Bathroom

8'6" x 6'2" (2.6 x 1.9)

Laminate floor, low level W.C. Designer wash hand basin with chrome mixer tap over, panel bath with chrome mixer tap and mains fed "Rain Head" shower with glass shower screen. Tiling to splash backs, obscure UPVC double glazed window to the side, chrome ladder style heated towel rail, shaving point and extractor fan.

Rear Garden

Mainly laid to gravel with a paved patio seating area, timber workshop and store with power and lighting. Bound on all sides with timber fencing.

Commercial Shop Premises

Approached from the High Street a timber door opens into:-

Shop Front

26'2" x 17'4" (8 x 5.3)

Currently designed as a retail outlet, this commercial property offers spacious and versatile business space. With a large display window to the shop front, central workstation with glass work top, hanging rail and shelving. Two dressing areas with sensor lighting. "Mitsubishi" electric air conditioning and heating unit. B.T connected. Door to:-

Rear Retail Area

12'5" x 9'10" (3.8 x 3)

Wall mounted electric storage heater, space for storage, rear fire door exit, door to:-

W.C.

6'2" x 2'11" (1.9 x 0.9)

Low level W.C. Wash hand basin, tiling to splash backs.

General Information

Commercial EPC to follow

Services:

Mains electricity, gas, water and drainage are connected to the property.

Council Tax:

99a (Apartment) Stratford-on-Avon District Council- C
99 (Shop) Business Rates Applicable:-
<https://www.gov.uk/introduction-to-business-rates>

Tenure:

The property is freehold. Vacant possession will be given upon completion of the sale.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with John Earle (01564 794343).

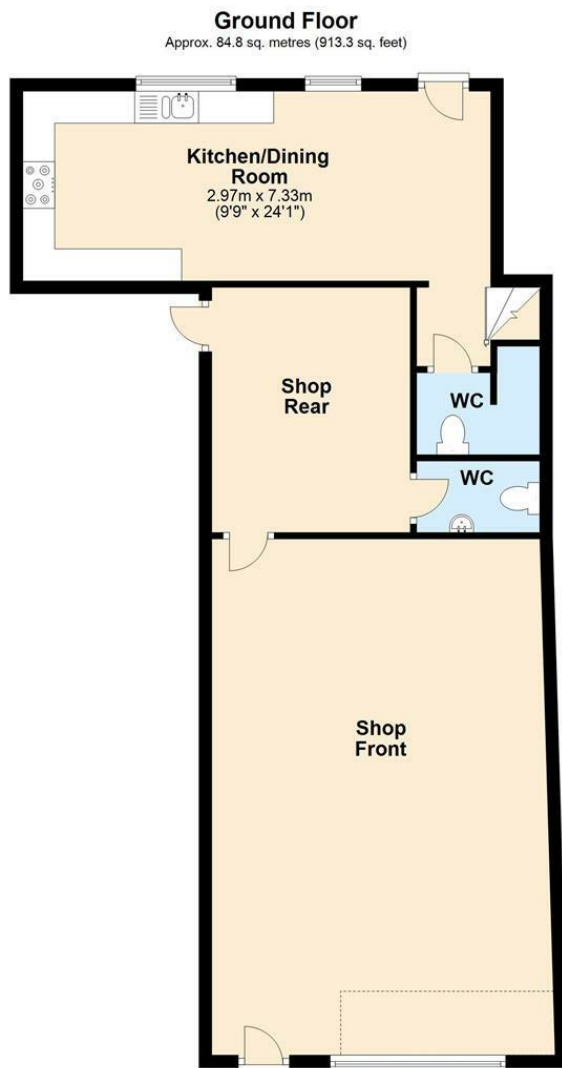
John Earle is a Trading Style of John Earle & Son LLP

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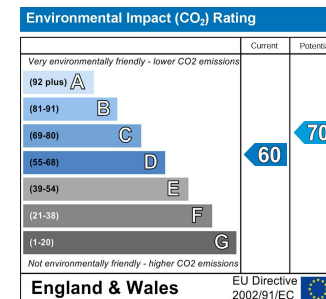
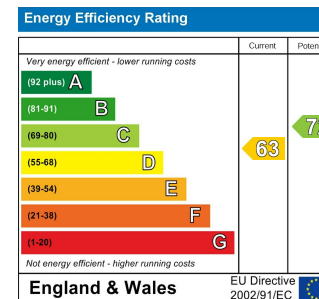




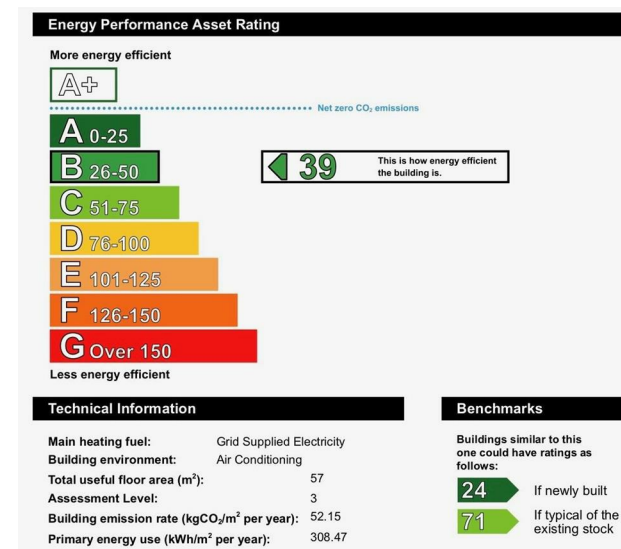


Total area: approx. 161.7 sq. metres (1740.3 sq. feet)

99a High Street EPC (Apartment)



99 High Street EPC (Commercial)



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