

Peter Clarke

Commercial

Edward Moon, 9 Chapel Street,
Stratford upon Avon,
Warwickshire CV37 6EP



FOR SALE

Offered with VACANT POSSESSION, an exceptional and historic Stratford town centre Grade II Listed bay fronted FREEHOLD. Trading for decades as a popular restaurant, the property now affords the same opportunity or presents a broader project to consider sub-division, a mixed use/redevelopment or investment, all subject to planning and necessary consents. The existing layout is a large open restaurant, bar, courtyard, extensive kitchens and freezer/cold room, unconverted outbuildings (also accessed via Ely Street), first floor offices and second floor apartment. Thought appealing to an owner occupier/chain or investment, the property occupies a prime town centre spot.

Offers Over £850,000



ACCOMMODATION

GROUND FLOOR

Entrance hall
Main restaurant areas
Bar area/kitchen
Kitchens
Cold Room
Cloakroom

FIRST FLOOR

Landing leading to
Office 1
Office 2
Store room
Male and female wcs

SECOND FLOOR

Apartment
Kitchen
Sitting room
Bedroom
Cloakroom
Shower room

OUTSIDE

There is a patio/seating area and outbuilding with ground and first floor store rooms with great potential.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

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 electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

RATEABLE VALUE AND COUNCIL TAX: The current rateable value is £31,750. Council Tax for the apartment is levied by the Local Authority and is understood to lie in Band B.

VAT: The sale price may be subject to VAT.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the CEPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent:

Peter Clarke & Co LLP
01789 415444





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9 Chapel Street, Stratford-upon-Avon



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