



**9-11 High Street, Shipston-on-Stour, Warwickshire CV36 4AB**

## **Upper Floor Offices**

- ▶ **Prominent High Street location**
- ▶ **1,237 Sq Ft (117.7 Sq M) above co-op food store**
- ▶ **Ground floor storage, first and second floor offices**
- ▶ **Free two hour forecourt street parking**

For enquiries and viewings please contact:



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## Location

Shipston-on-Stour is a town in the Stratford-on-Avon district approximately 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon and 15 miles from Warwick.

The property is situated in the town centre, walking distance from an excellent range of amenities including the Co-operative, Post Office, independent shops, financial & professional services and several well regarded eateries.

## Description

Three storey self-contained office building.

## Accommodation

	Sq M	Sq Ft
Ground Floor Storage	7.6	82
First Floor Offices	72.9	785
Second Floor	37.2	400
<b>Total</b>	<b>117.7</b>	<b>1,267</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

## Services

We understand all mains services are connected to the property.

## Planning

We understand that the premises have a current planning consent for use as Class B1, under the Use Classes Order 1987.

## Tenure

The premises are available by way of a new lease for a term of years to be agreed.

## Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £10,750.

Source: VOA

## Rent

The property is available to rent for £12,500 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: E (119).

## Viewings

Viewings are by appointment with Innes England or our joint agent: Andrew Clarke of Peter Clarke & Co LLP Tel: 01789 415444.

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