EARLES
TRUSTED SINCE 1935



106 High Street,
Henley-In-Arden, Warwickshire, B95 5BY

£14,400 Per Annum | £3,600 Per Quarter | £1,200 Per Calendar Month

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A great opportunity to rent double-fronted ground floor retail premises (totalling 785 square feet) situated in a prominent part of the popular and picturesque High Street. Also benefitting from one allocated parking space at the rear.

The former market town of Henley-in-Arden is well placed for easy access to major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon. In addition, the NEC and Birmingham Airport are within a half an hour's drive.

Approach
From the High Street, the front door opens into:

Main Shop Area
22'4" x 18'0" (6.83m x 5.49m)

Prep Room
17'11" x 11'8" (5.48m x 3.57m)

Store Room
12'1" (max) x 6'5" (3.70m (max) x 1.96m)

WC

Parking
One allocated parking space at the rear.

General Information
Availability:
These premises are available immediately (subject to references).

Broadband:
Ultrafast broadband speed is available in the area, with predicted highest available download speed 1,800 Mbps and highest available upload speed 220 Mbps. For more information visit: https://checker.ofcom.org.uk/.

Business Rates:
We understand the current rateable value is £14,000 (from 1st April 2026).

Deposit:
A rental deposit may be requested.

EPC:
The EPC rating for the premises is 'Band C' (70).

Fees:
The tenant is to pay a contribution towards the landlord's reasonable legal fees for the preparation and execution of a formal lease.

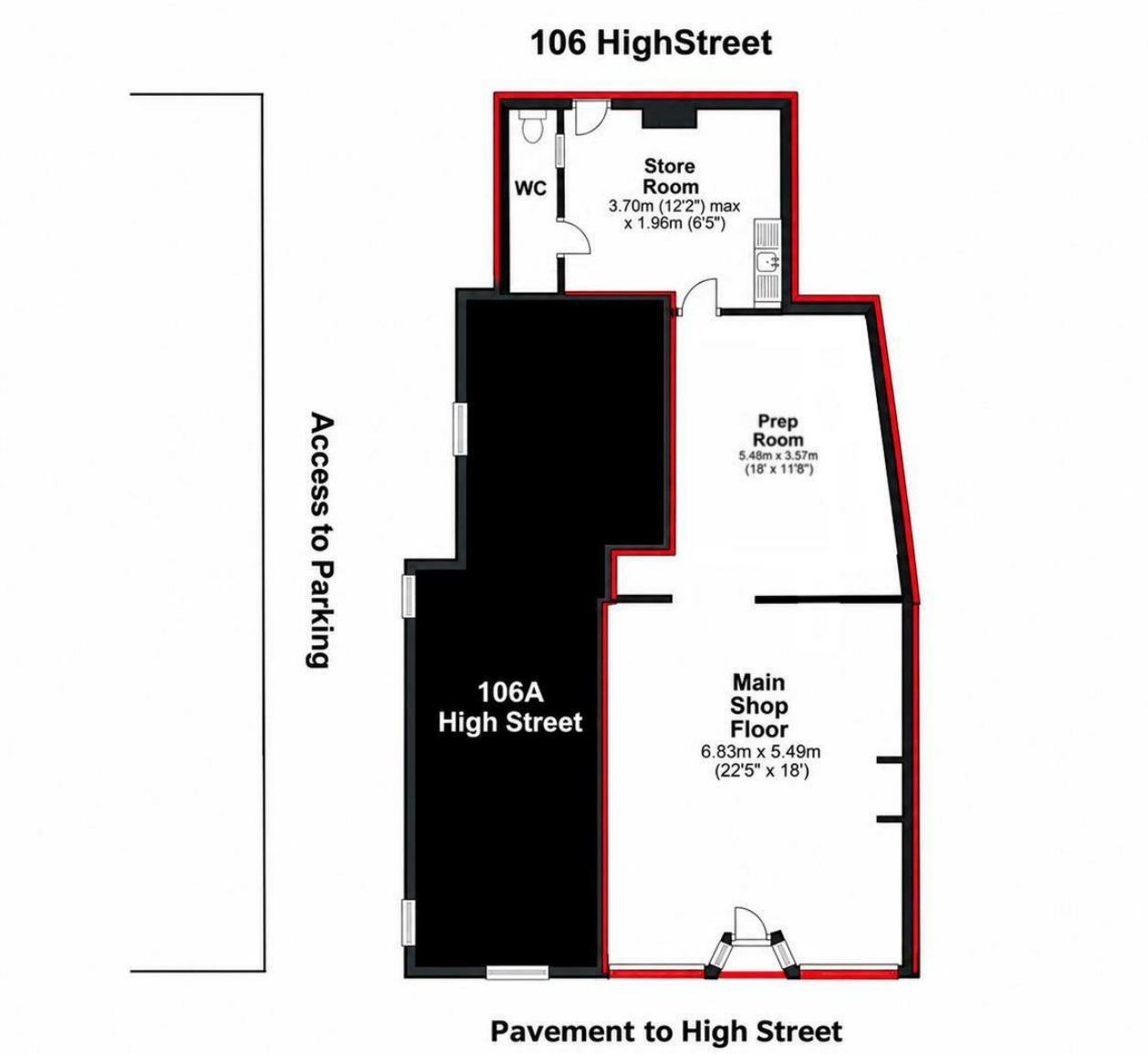
Rent:
To be paid in monthly or quarterly instalments. The tenant is also to pay a share (32.2%) towards the insurance premium for the whole building.

Services:
Mains drainage, electricity and water are connected to the premises.

Tenure:
The landlord is offering a lease of 5 years.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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