

SHOP TO LET

TIM COX ASSOCIATES

CHARTERED SURVEYORS



4 BARDS WALK
STRATFORD UPON AVON
WARWICKSHIRE
CV37 6EY

- GROUND FLOOR SHOP
- EXCELLENT LOCATION CLOSE TO THE ENTRANCE TO BELL COURT
- SALES AREA 1,720 SQ FT (159.79 SQ M)
- STORES 460 SQ FT (42.73 SQ M)
- NEW LEASE
- RENT £47,500 PA

SITUATION

The property occupies an excellent location in the town centre on Wood Street close to the entrance to Bell Court. Other retailers close by include Fat Face and Specsavers.

ACCOMMODATION

The premises comprise a ground floor shop with stores, WC and kitchen.

Ground floor sales	1,720 sq.ft	(159.79 sq.m)
Ground floor stores	460 sq.ft	(42.73 sq.m)
WC & kitchen		

Please note: Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

LEASE The premises are offered on a new lease for a term of years to be agreed.

RENT £47,500 per annum exclusive

SERVICE CHARGE: Service charge details are available from the letting agents.

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4 BARDS WALK, STRATFORD UPON AVON

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RATEABLE VALUE £40,000 from 1st April 2023

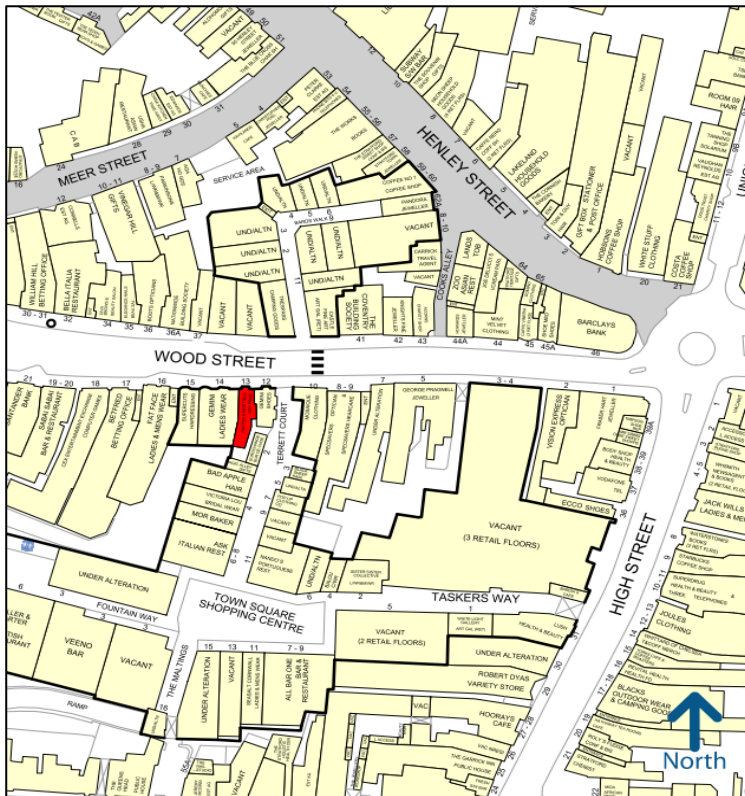
Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01789 267575 or www.gov.uk/correct-your-business-rates.

LEGAL COSTS Each party will be responsible for their own legal costs incurred in the transaction.

VAT VAT may be payable in addition, where applicable

EPC Band B

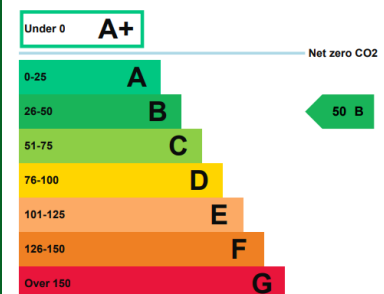
VIEWING By prior appointment with the sole Agents.



MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.