

SHOP TO LET

TIM COX ASSOCIATES

CHARTERED SURVEYORS



17/18 HIGH STREET
STRATFORD UPON
AVON
CV37 6AU

SITUATION The unit occupies an excellent location on the High Street which is a popular and busy location surrounded by many multiple retailers. The property is Grade II Listed.

ACCOMMODATION The premises comprise a ground floor shop.

Frontage	10.82m	(35'6)
Average internal width	10.37m	(34'0)
Shop depth	25m	(82'0)
Built depth	30.3m	(99'6)
Ground floor sales approx.	72 sq.m	(2,481 sq.ft)
Ground floor stores approx.	55.2 sq.m	(594 sq.ft)
Ground floor offices approx.	21.4 sq.m	(230 sq.ft)

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 £95,000 per annum exclusive.

RATEABLE VALUE £81,000 (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 <https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS The ingoing tenant will be responsible for both side's costs in this matter.

VAT The landlords elect to charge VAT.

VIEWING Strictly by appointment with the Agents.

- GROUND FLOOR SALES
AREA 2,481 SQ.FT APPROX
- GROUND FLOOR OFFICES
230 SQ.FT APPROX
- GROUND FLOOR STORES
594 SQ.FT APPROX

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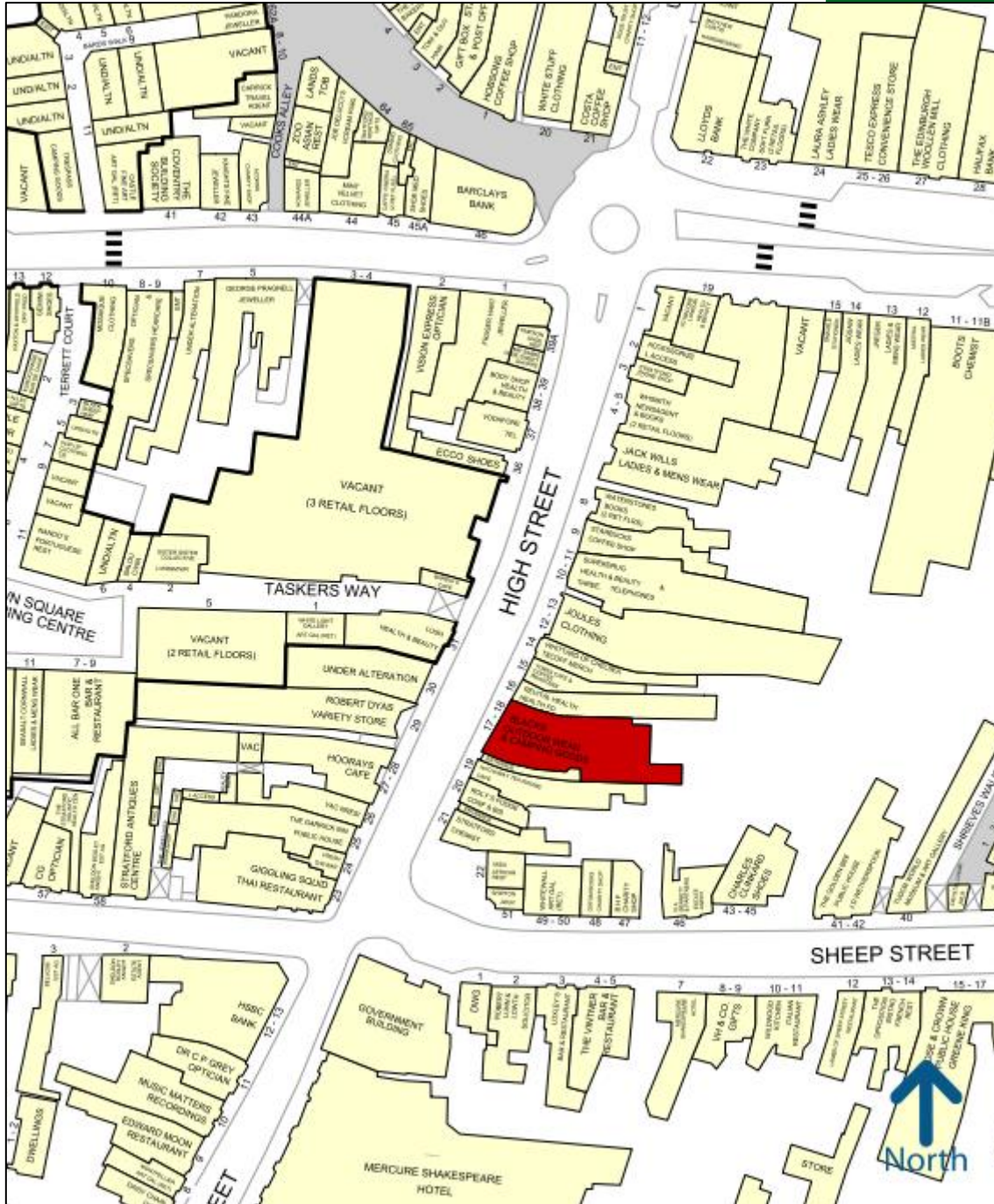
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37A Guild Street
Stratford upon Avon
Warwickshire CV37 6QY
Tel: 01789 269444
www.timcox.co.uk
Email: commercial@timcox.co.uk

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