

SHOP TO LET

TIM COX ASSOCIATES

COMMERCIAL PROPERTY
CONSULTANTS



6 OLD RED LION COURT STRATFORD UPON AVON CV37 6AB

- EXCELLENT TWO STOREY SHOP PREMISES
- BUSY RETAIL COURTYARD DEVELOPMENT CONNECTING SHEEP STREET WITH BRIDGE STREET
- TOTAL SALES AREA 795 SQ FT
- RENT: £17,500 PA

SITUATION Situated in a popular courtyard development close to Sarto Menswear and multiple retailers including Clarks Shoes, Marks & Spencer, Boots Chemist and Huffkins. The courtyard is located immediately off Bridge Street and connects to Sheep Street via Shrieves Walk.

ACCOMMODATION An end of terrace two storey shop premises currently trading as a bridal boutique. The accommodation comprises:

Shop Width	32'	(9.75m)
Shop Depth	14'6"	(4.27m)
Ground floor sales	427 sq ft	(39.67sq m)
First floor sales	368 sq ft	(34.12sq m)
Separate WC		-

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 the basis of a new effective full repairing and insuring lease (via a service charge) for a term of years to be agreed.

RENT £17,500 per annum exclusive.

TIM COX ASSOCIATES

COMMERCIAL PROPERTY
CONSULTANTS

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

6 OLD RED LION COURT, STRATFORD UPON AVON CV37 6AB

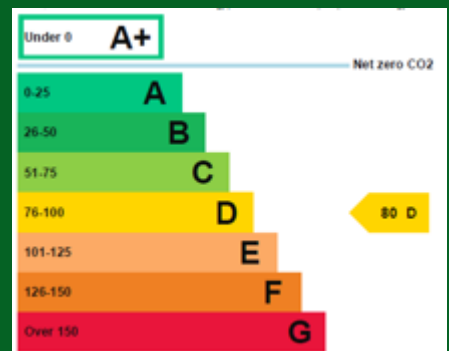
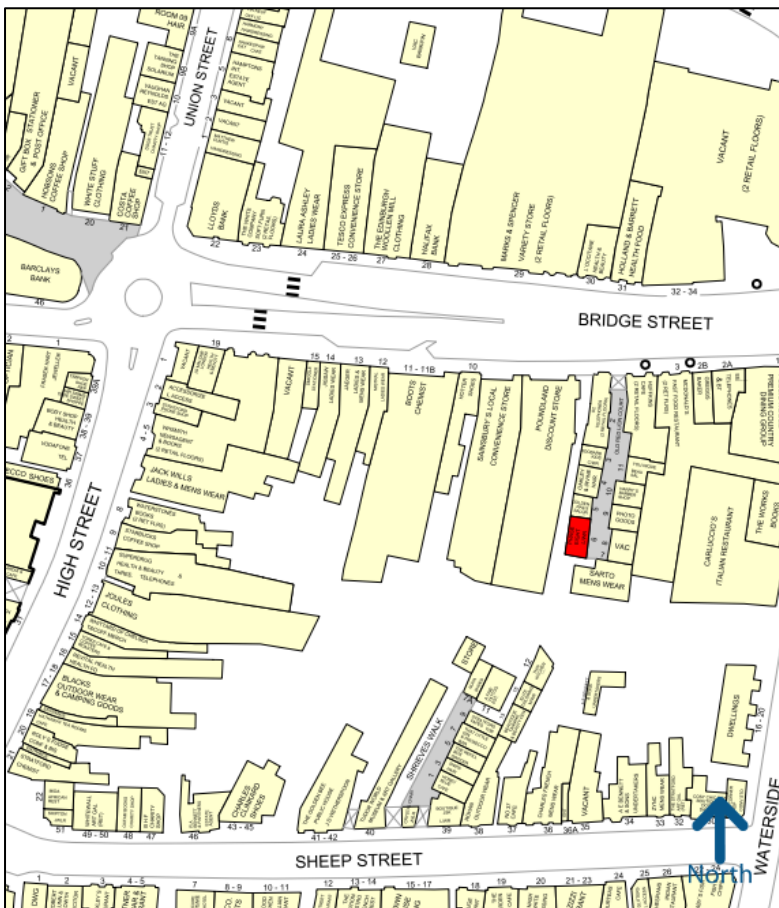
RATEABLE VALUE £17,250 from 1st April 2023.

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>

- EPC** Energy Rating: D
- SERVICE CHARGE** There is a service charge to cover a share of external areas. Further details are available from the letting agents.
- SERVICES** Mains electricity, water and drainage.
- LEGAL COSTS** The ingoing tenant will be responsible for both side's legal costs in this matter.
- VAT** The landlord does elect to charge VAT.
- VIEWING** Strictly by appointment with the Agents, Tim Cox Associates – Telephone: 01789 269444

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS



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.