

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

FOR SALE FREEHOLD (WITH VACANT POSSESSION) OR TO LET



1 SHAKESPEARE STREET STRATFORD UPON AVON CV37 6RN

- **EXCELLENT LOCATION FRONTING THE BIRMINGHAM ROAD**
- **GROUND FLOOR 2,086 SQ FT (193.9 SQ M)**
- **FIRST FLOOR 1,493 SQ FT (138.74 SQ M)**
- **FREEHOLD £800,000**
- **RENT £57,500 PA**
- **APPROXIMATELY 148 COVERS**

MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

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and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

SITUATION The property occupies a prominent location fronting the Birmingham Road close to Stratford upon Avon town centre.

DESCRIPTION An attractive two-storey building with arched windows and two imposing arched doorways. Steps lead up to the front entrance, with a paved seating area to either side. The property is currently laid out as a restaurant/bar. There are approximately 84 covers on the ground floor with a further 64 on the first floor.

Ground Floor:

Entrance Lobby	135 sq ft	(12.6 sq m)
Restaurant/Bar	1,232 sq ft	(114.5 sq m)
Kitchen	222 sq ft	(20.6 sq m)
Male WCs	166 sq ft	(2.15 sq m)
Female WCs	124 sq ft	(2.15 sq m)
Disabled WC	23 sq ft	(2.15 sq m)

TOTAL: 1,902 sq ft (176.7 sq m)

First Floor:

Restaurant/Bar	1,278 sq ft	(118.73 sq m)
Kitchen/Stores	290 sq ft	(26.9 sq m)
Separate WC		

TOTAL 1,568 sq ft (145.63 sq m)

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.

SALE/LETTING **OPTION 1.**
For sale freehold with vacant possession seeking offers in the region of £800,000

OPTION 2.
To let at a rent of £57,500 per annum.

PREMIUM If the property is let, a tenant will be asked to pay a premium towards the fixtures and fittings. An inventory will be prepared by the Agents.

FLOOR PLANS Floor plans are available from the Agents.

RATEABLE VALUE £48,000 from 1st January 2024

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>

SERVICES All mains services are connected. There is air conditioning to the ground and first floor bar and restaurant areas.

LEGAL COSTS Each party to be responsible for their own legal costs incurred in this transaction.

VAT We understand that VAT will be payable on a sale or on a lease.

EPC An EPC is available from the Agents.

VIEWING Strictly by appointment with Tim Cox Associates. Telephone: 01789 269444