



Historic period property | Tourist destination hot spot | Old town restaurant quarter | Stylish decor





No9 Church St. | Stratford upon Avon

The Property

No.9 Church St. is a grade II listed building of special architectural and historic interest located within the conservation area of Stratford upon Avon town centre. The three-storey property plus cellar between the commercial centre and the "Old Town" district, dates from 1600, when Shakespeare would have passed by the original timber framed structure. With later brick front, ground floor bay window, tile clay roof and dormer windows, the property has been continually let as a restaurant for over 15 years.

The character building has been extensively renovated to blend stylish décor with the property's exposed period features, subtly lit by sophisticated lighting highlighting individual tables. The ground floor boasts a brick-built bar and fire place offering a relaxed reception area, with a view of the modern kitchen to the rear. The first floor with two feature fireplaces offers the main dining areas, whilst the second floor offers a private dining room for parties up to 10 people, set beneath 400 year-old exposed timbers.

Basement

Ground Floor

First Floor

Second Floor





Layout

Gross Internal area
153 sq.m./1650 sq.ft.

Sq.m/sq. ft.

Basement

Store	
Wine Cellar	15/160
Refrigeration	

Ground Floor

Entrance	3/30
Reception	
Bar	20/215
Kitchen	21/225
Store	8/85
Rear Yard	19/200

First Floor

Restaurant Front	20/215
Restaurant Rear	18/195

Second Floor

Private Dining Room	22/235
Toilets	7/75
Office	7/75

The Town

Stratford-upon-Avon is a medieval market town in the Midlands perhaps best known as the 16th-century birthplace of William Shakespeare, possibly the most famous writer in the English language. Shakespeare is known for his sonnets and plays such as 'Romeo and Juliet' and 'Hamlet'. The Royal Shakespeare Company performs his plays in the Royal Shakespeare Theatre and adjacent Swan Theatre on the banks of the river Avon.

The town with more than 800 years of history, boasts many original buildings which survive today, that would have been familiar to the Bard himself, and now offer a thriving community of leisure, accommodation and shopping venues. As well as theatre, other attractions include Anne Hathaway's Cottage, Halls Croft, Holy Trinity Church, Mary Arden's Farm, Shakespeare's Birthplace, Stratford Butterfly Farm and The Mad Museum.

The town's 30,000 population is boosted by around five million visitors a year. The tourism industry is the town's biggest employer, but other industries include boat building, cycle manufacture, and NFU Mutual Insurance has its headquarters in Stratford. There are three theatres run by the world renowned and prestigious Royal Shakespeare Company that attract large audiences and income for the town with over one million visitors to the theatres per annum.

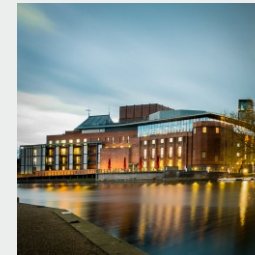
The Royal Shakespeare Theatre and The Other Place have recently undergone massive refurbishment programs. The main theatre offers a great view of the town centre and river from the buildings new tower and the Other Place offers "Page to Stage" tours. Two railway lines terminate at Stratford upon Avon Railway Station the Warwickshire line from Birmingham and the Leamington line which allows direct access to London via the Chiltern Main Line.



River Avon



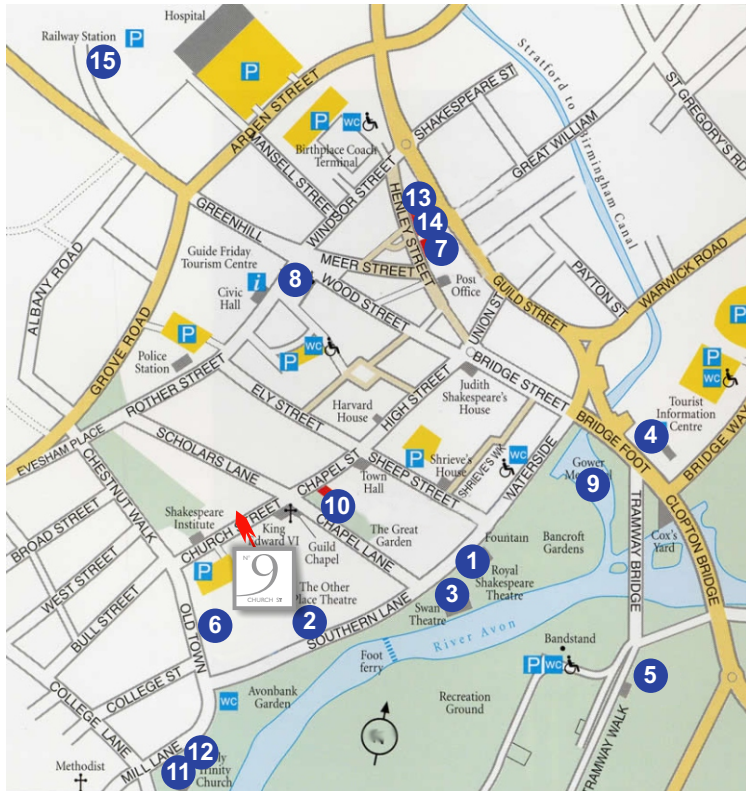
Anne Hathaway's Cottage



Royal Shakespeare Theatre



Shakespeare's Birthplace



Location

The market town of Stratford-upon-Avon in Warwickshire, lies 8 miles south-west of the county town of Warwick. Both towns are major tourist attractions with both home and international visitors alike and lying at the northern edge of the Cotswolds, around 10 miles from Chipping Campden and just 100 miles from the capital, the town is a popular all-year-round destination. Stratford-upon-Avon railway station is around 5 minutes by car or taxi and a 15-minute walk.

No.9 Church St lies between the town's main shopping centre and the historic old town, a couple of minutes walk from the town's theatres. Stratford has easy access from the M40 motorway that connects to the M25 close to Heathrow airport, connecting London, Oxford, Leamington and Birmingham. The town has many car parks, in addition to the park and ride service. There is an evening and weekend car park on Church Street, ideal for the restaurant, that benefits from pre-theatre and regular trade.

Key to Map

1. Royal Shakespeare Theatre
2. The Other Place
3. Swan Theatre
4. Tourist Information
5. Butterfly Farm
6. Halls Croft
7. Shakespeare's Birthplace
8. Market
9. Canal Basin
10. New Place, Nash's House
11. Holy Trinity Church
12. Shakespeare's Grave
13. Mad Museum
14. Shakespeare Centre
15. Railway Station

Postal Address

No.9 Church St.
Stratford-upon-Avon
Warwickshire CV37 6HB

... at the centre of your business 01676 532 414 mikerobertsproperty.com

