

SHOP TO LET

TIM COX ASSOCIATES

COMMERCIAL PROPERTY
CONSULTANTS



13 WATERSIDE STRATFORD UPON AVON CV37 6BA

- ATTRACTIVE RIVERSIDE LOCATION OPPOSITE BANCROFT GARDENS
- CLOSE TO THE ROYAL SHAKESPEARE THEATRE AND THE TOWN CENTRE
- SALES AREA 1898 SQ FT (176.3 SQ M)
- ANCILLARY STORES/OFFICE 275 SQ FT (25.5 SQ M)
- RENT £90,000 PER ANNUM

SITUATION

Waterside is an attractive riverside location fronting Bancroft Gardens and close to The Royal Shakespeare Theatres. Carluccio's Restaurant is next to the property on Waterside, with Sheep Street and Bridge Street close by with their independent shops and restaurants as well as Marks & Spencer, Boots, The White Company, Jigsaw and Jo Malone.

ACCOMMODATION

Gross Frontage	44'6"	(13.56 m)
Initial Internal Width	43'6"	(13.26 m)
Shop Depth	50'9"	(15.47 m)
Sales Area	1,898 sq ft	(176.3 sq m)
Ancillary Stores/Offices	275 sq ft	(25.5 sq m)

There is only a stud partition between the retail area and the ancillary stores.

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 a new lease on effective full repairing terms via a service charge.

RENT

£90,000 per annum exclusive.

RATEABLE VALUE

£71,000 from 1st April 2023.
£71,000 from 1st April 2026

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>

TIM COX ASSOCIATES

COMMERCIAL PROPERTY
CONSULTANTS

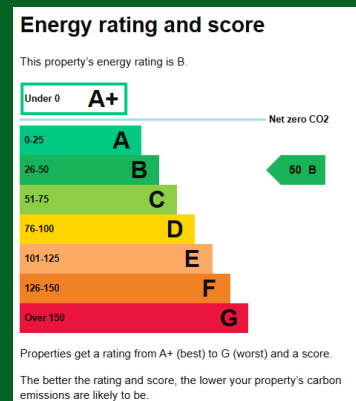
37A Guild Street
Stratford upon Avon
Warwickshire CV37 6QY
Tel: 01789 269444
www.timcox.co.uk
Email: commercial@timcox.co.uk

13 WATERSIDE, STRATFORD UPON AVON CV37
6BA

EPC	Energy Rating: B
SERVICE CHARGE	Details are available from the Agents.
FLOOR PLANS	Available from the Agents
SERVICES	We understand that mains electricity, water and drainage are connected.
LEGAL COSTS	Each party will be responsible for their own legal costs in the transaction.
VAT	The landlords have elected 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.