

# Main Street

## STRATFORD-UPON-AVON



**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



A well-presented two-bedroom apartment located on Main Street in the popular village of Tiddington, just a short distance from Stratford-upon-Avon town centre. The property offers bright and comfortable living accommodation extending approx. 1715 ft<sup>2</sup> including a spacious lounge, fitted kitchen, two bedrooms, and a bathroom. Positioned within a sought-after residential setting, the apartment is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property with strong rental appeal.

Sheldon Bosley Knight are instructed to seek offers in the region of £825,000.





- Versatile accommodation suitable for professionals, couples, or small families
- Investment opportunity with vacant possession for the flat upon completion
- Opportunity to reconfigure the apartment into two separate units while retaining the existing commercial element
- Mixed-use generating part rental income of £20,000 per annum
- No onward chain
- Part exchange considered











➤ Main Street, Tiddington Road is widely regarded as one of Stratford's premier residential locations, characterised by elegant period homes, substantial modern residences, and leafy surroundings close to the River Avon.

➤ Families are particularly drawn to the area for its excellent schools, riverside walks, and welcoming community atmosphere.

➤ Just a short stroll away, Main Street in Tiddington village provides everyday amenities including local shops, traditional pubs, and cafes, ensuring convenience alongside charm.











## INVESTMENT

An Internal Repairing and insuring lease is granted to Minerva of Hereford Limited for a term of 5 years dated 19 Feb 2024 until and including 18 Feb 2029 with a rental income of £20,000 per annum. The lease benefits a tenant break-clause at the third anniversary & is granted without the benefit of security of tenure provisions. The residential demise will be sold with vacant possession upon completion.

## SERVICES

It's understood that mains electric, gas, water and waste drainage are all connected. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

## IMPORTANT INFORMATION

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

## TENURE

The freehold interest is to be sold by public treaty, subject to the current tenancy.

## ENERGY PERFORMANCE CERTIFICATE

Residential - 70 C  
Commercial - 37 B

## BUSINESS RATES

Current rateable value (20 February 2024 to present) : £14,500

## COUNCIL TAX

Council Tax is levied against the Local Authority and is understood to lie in Band C

## VAT

It is understood that the property is not elected for VAT and therefore will not be applied to the final figure.

## PLANNING APPLICATION

Planning Permission was granted on 06.09.2023 under application number 23/01697/FUL for conversion of ground floor studio, store and part of the existing flat to a one bedroom flat and change of use of part of the shop to provide access to the existing first floor flat. Visit [www.stratford.gov.uk](http://www.stratford.gov.uk) for more information.

## VIEWING

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)

## LEGAL COSTS

Each party to cover own legal costs in association with the transaction.



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