



20 Mill Street, Shipston on Stour, CV36 4AW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£14,500 Per Annum

- Self-contained first floor office suite within a converted mill building
- Mix of Cat 2 fluorescent and LED lighting
- Large meeting/board room
- Solid floors throughout with perimeter trunking for power and data
- Town centre location, walking distance to Shipston High Street
- Shared kitchenette and male and female WCs

Description

The property comprises the entire first floor of The Mill, a converted mill building in the heart of Shipston-on-Stour, extending to circa 1,199 sq ft (111.35 sq m) NIA. The accommodation benefits from solid floors throughout, perimeter trunking providing power and data, a mix of Cat 2 fluorescent and LED lighting, and two large meeting rooms, together with a shared kitchenette and male and female WCs at ground floor level. The suite will be offered with vacant possession, providing a self-contained office floor ready for immediate occupation.

Location

Shipston-on-Stour is a popular market town in south Warwickshire, situated on the A3400 approximately 9 miles south of Stratford-upon-Avon and 14 miles from Banbury, with convenient access to the M40 (Junction 15) via the A429. The town has a well-established High Street offering a good range of independent shops, cafés and services. The Mill occupies a convenient position on Mill Street, within easy walking distance of the town centre.

Accommodation

North Suite - 820 sq ft
South and East Suite - 379 sq ft
Total - 1,199 sq ft

Business Rates

The rateable value for the Office 4 & 5 is £6,500 effective 1st April 2026.
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Legal Costs

Each party to be responsible for their own legal costs incurred in any transactions.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC

South and East: C-57
North: E-113

Viewing

Strictly by prior appointment through the agents.
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Important Notes

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.



Plan

For further information please email commercial@sheldonbosleyknight.co.uk