



Wood Street, Stratford-upon-Avon, CV37 6JF

£24,000 Per Annum

- Part Ground, First and Second Floor Office Accommodation
- Extending approx. 296.7m² (3182 ft²)) NIA
- Town Centre Location
- Self Contained With Main Door Accessed Via Wood Street

****Lease as a whole or part**** The property comprises a mid-terraced building of traditional construction arranged over three floors providing significant Class E (B1) accommodation within a prominent position on Wood Street, Stratford-upon-Avon.

Location

Stratford-upon-Avon is a historic, attractive and affluent market town which is popular with tourists. It is located in the heart of Warwickshire approx. 25 miles of Birmingham and 20 miles of Banbury. The property is located in the Town Centre on Wood Street in close proximity to Bridge Street and the High Street benefitting from great road communications such as the A46 and M40. Occupiers nearby include Trespass, Natwest, Coventry Building Society, Boots and Betfred amongst other.

Accommodation

The property comprises the following accommodation:

Ground Floor: 51.2m² (550 ft²)
First Floor: 194.9m² (2088 ft²)
Second Floor: 50.6m² (544m²)

Total Net Internal Area: 296.7m² (3182 ft²)

Services

We understand mains electric, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply.

Business Rates

Rateable Value - £23,000

Energy Performance Certificate

EPC Rating: Band D 76

Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Stratford-on-Avon District Council on info@stratford-dc.gov.uk or call 01789 267575.

Tenure

Leasehold Terms are anticipated to be in the region of 3-5 years on an effective Full

Repairing and Insuring Lease.

An opportunity to lease part of a floor is available subject to conditions. The demise would otherwise be let on an Internal Repairing Lease under negotiated terms for in the region of £30,000..

VAT

VAT is applicable on the property.

Legal Costs

Each party is to meet their own costs.

Viewing

To arrange a viewing please contact the commercial Team: 01789 387882 or alternatively email commercial@sheldonbosleyknight.co.uk

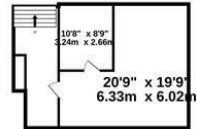
Important Notes

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

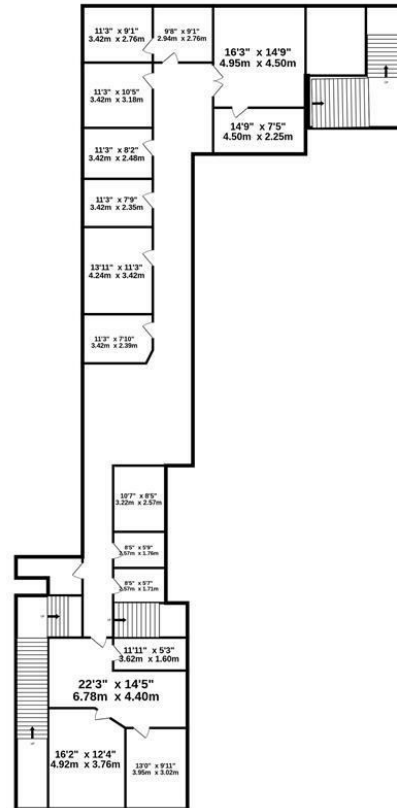


Plan

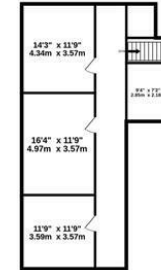
GROUND FLOOR
539 sq ft. (50.0 sq.m.) approx.



1ST FLOOR
3287 sq ft. (305.4 sq.m.) approx.



2ND FLOOR
828 sq ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 4654 sq.ft. (432.4 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk