



Shottery Road, Stratford-Upon-Avon, CV37 9QB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£5,000 Per Annum

- Workshop to Let
- Extending to approximately 60m2 (645fsq.ft)
- Business Rates TBA

- Short walk from Stratford-upon-Avon town centre
- EPC: TBA

Location

The premises are located just a short walk from Stratford-upon-Avon town centre, offering an excellent opportunity to acquire a small workshop. The site benefits from both vehicle and pedestrian access directly off Shottery Road.

Stratford-upon-Avon is internationally renowned as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, attracting almost four million visitors each year. The town is a thriving riverside market centre with a wide range of restaurants, public houses, schools (both state and independent), and excellent leisure and recreational facilities.

The location also offers strong transport links, with easy access to the M40 motorway, national rail connections, and Birmingham International Airport. The nearby towns of Warwick, Leamington Spa and Evesham are all within convenient reach.

Accommodation

Extending to approximately 60m2 (645 sq.ft)

Services

Mains electricity is connected..

All interested parties are advised to make their own enquiries to confirm continuity of supply

Terms

The premises will be offered under a new fully repairing and insuring (FRI) lease, with an anticipated term of 3 to 5 years.

Legal Costs

Each party is to meet their own costs

EPC

TBA

Business Rates

Current rateable value (1 April 2023 to present) £4,450

Viewing

To arrange a viewing please contact the commercial Team: 01386 765700

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

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