

Frazier House
Main Street
Stratford Upon Avon
CV37 7AN

ehB
COMMERCIAL



For Sale Freehold or To Let High Quality Car Showroom and Two Bedroom Apartment

Price £675,000 Subject to Vacant Possession or

Rent £18,000 p.a excl for Car Showroom (alone)

- Planning Consent Granted for 2.5 Story Extension
- Impressive Showroom of 1,000 sq.ft approx.
- Spacious and Well Presented 2 bed Apartment
- Roof Garden to apartment
- Rear and Side Yards with vehicle access
- Front Car Parking to Main Street
- Great Warwickshire Setting Outside Stratford on Avon
- Suitable for Alternative Showroom Uses (STPP)

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Commercial Property Advisors

Commercial Property Agents

Property Managers



Location

Frazier House is located on Main Street, the principal road running through the village of Tiddington, the B4068, one of the principal arterial roads running through to the East of Stratford Upon Avon. Tiddington itself is an attractive village less than two miles from the centre of Stratford Upon Avon, within the immediate vicinity of Frazier House, village centre amenities include a public house, post office, village stores, restaurants, auction house and the headquarters of the National Farmers Union.

Description & Accommodation

Frazier House comprises a semidetached contemporary building, constructed on two floors with a tiled roof. The building has undergone considerable redevelopment and refurbishment over recent years and now provides a high-quality car showroom with powder coated aluminium bifold doors to the frontage. A rear pedestrian door provides access up to a high quality first floor apartment which has been refurbished to a very good standard, including the installation of double glazed uPVC windows throughout. To the front of the building there is a tarmac car park, a stone surface drive to the side of the building leads to gates and one of two access points to a rear yard.

Planning consent (reference 17/01353/4) was granted on the 20th July 2017 for the construction of a two and a half story extension, enlarging the car showroom and remodeling the first-floor apartment to incorporate a first floor extension and the construction of a new rear roof incorporating a second floor bedroom suite.

The accommodation in greater detail comprises the following:-

Classic Car Showroom

Net Internal Width 8.8m approx.

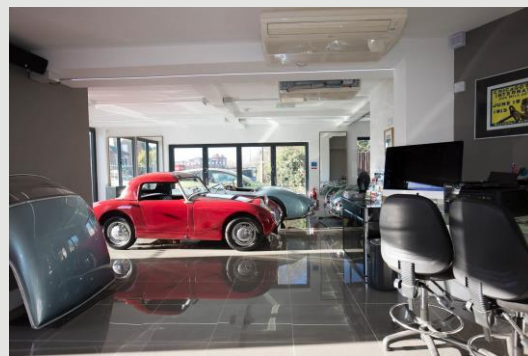
Overall Depth 10.9m approx.

Specification to include :

High glazed ceramic floor tiling, powder coated aluminium windows and bifold doors, CCTV and LED feature lighting. The accommodation includes a very well fitted WC and potential office/storage area.

First Floor Apartment

A ground floor rear door provides access to the staircase and apartment above comprising the following-



Family Bathroom fitted with a stand alone bath, walk in shower, wash hand basin with vanity unit, WC and finished with a ceramic floor, off which is a storage area with potential for a sauna.

Separate WC

Outside

The front road side car park provides vehicular access to a set of gates and a rear yard, further vehicular access is obtained off Dark Lane and a private drive to the rear.

Services

All mains services are connected to the building. Heating and cooling to the showroom is via an air conditioning system and the apartment is heated by way of a wet gas fired central heating system.

Planning

The ground floor is used as a car showroom under the Sui Generis planning category. Planning consent for the two and a half story extension has been granted as previously stated. Reference 17/01353/4

Tenure

The building is to be sold freehold subject to vacant possession or the Car Showroom is available subject to lease (flat optional).

Price - £675,000 subject to contract and title.

Showroom Rent £18,000 p.a excl'

Rates

The Showroom rateable value for the current year is £10,000

The Council Tax band is C for the apartment

EPC Tba

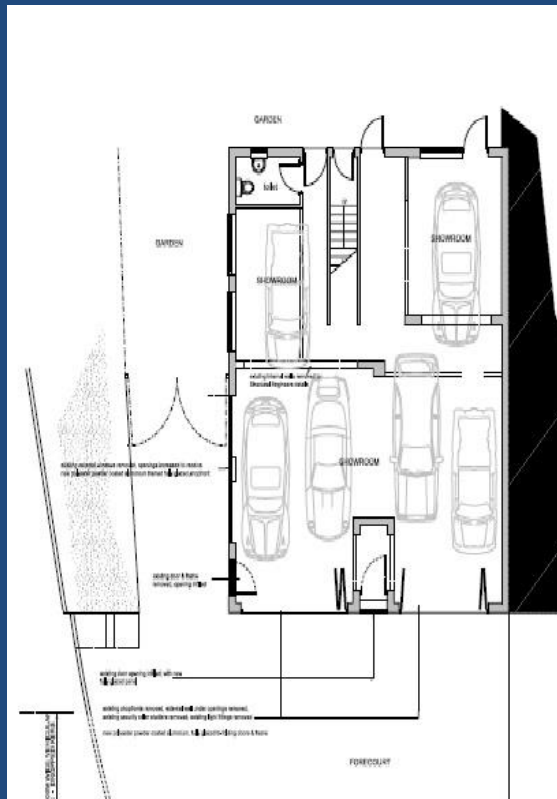
Legal Costs Each party will be responsible for their own legal costs.

Viewing

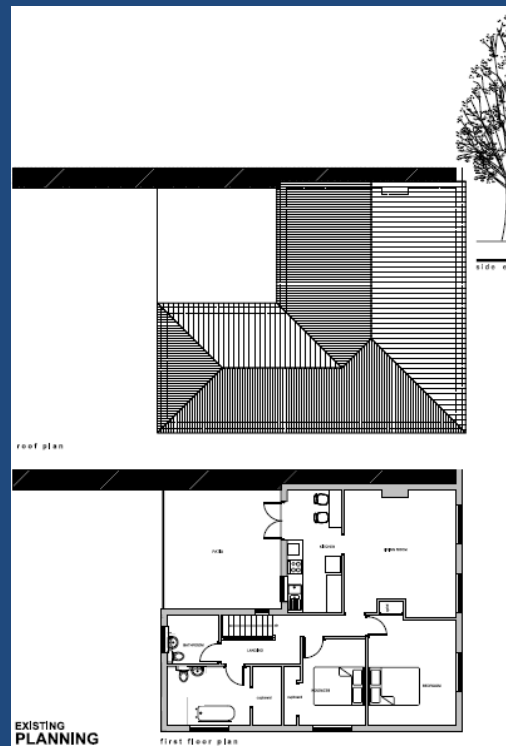
Strictly by appointment through the sole selling agents ehB Commercial on 01926 888181.



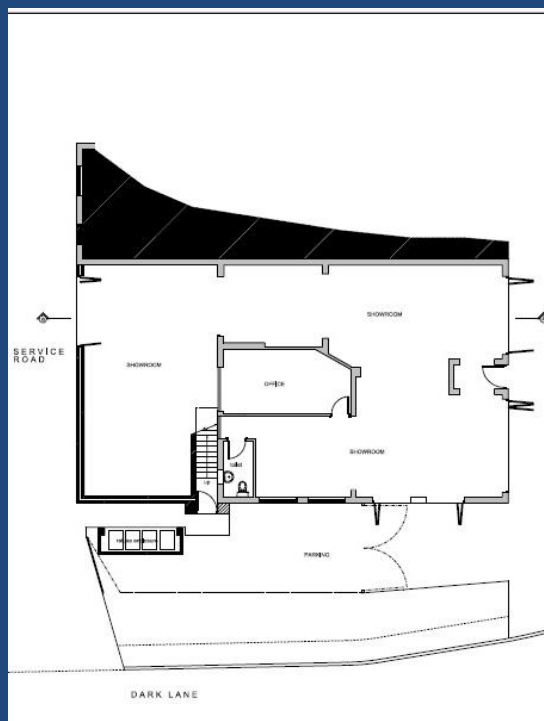
Floor Plans



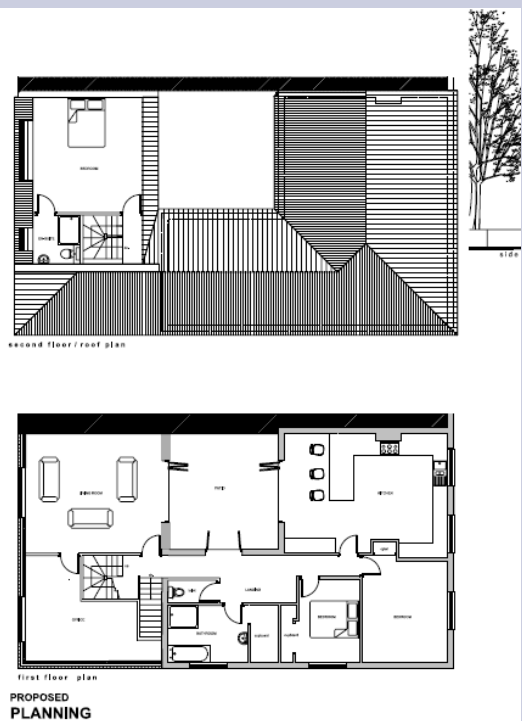
Existing Ground Floor



Existing First Floor



Proposed Ground Floor



Proposed First Floor