

ehB Reeves

TO LET

GROUND FLOOR SHOP PREMISES

AT

**31 HENLEY STREET
STRATFORD UPON AVON
WARWICKSHIRE
CV37 6QW**



FRONT RETAIL AREA: 30.67 Sq.m / 330 Sq.ft

**REAR RETAIL/STORAGE: 22.71 Sq.m / 245 Sq.ft -
divided to create store and kitchenette**

- **Situated in a popular retail location in the centre of town**

RENTAL: £12,000 per annum (VAT not applicable)

Viewing: Strictly by prior arrangement with ehB Reeves

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

31 Henley Street, Stratford upon Avon

LOCATION

The property is located in the heart of the town centre, at the junction of Henley Street and Windsor Street in close proximity to Shakespeare's Birth Place. The main coach terminal is within 20 meters of the property.

DESCRIPTION

The shop forms part of a two storey listed property situated at the end of a terrace of similar units. The subject property comprises a ground floor lock-up shop with storage, kitchenette and toilet with wash hand basin.

ACCOMMODATION

The accommodation has a net internal floor area as follows:

	<u>Sq.m</u>	<u>Sq.ft</u>
<u>GROUND FLOOR:</u>		
Front Retail Area	30.67	330
Rear Retail, Storage and Kitchenette	22.71	245
Electric Heater		
Fitted Sink		
Rear access door.		
TOTAL:	<u>53.38</u>	<u>575</u>

Toilet

With wash hand basin

SERVICES

Mains water, electricity and drainage are connected.

LEASE

The property can be made available by way of a new lease on flexible terms and conditions.

RENTAL

£12,000 per annum (VAT not applicable).

RATES

Description – Shop & Premises **Rateable Value - £13,250**

EPC

Energy Performance Asset Rating C – 63.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' reasonable legal costs incurred in this transaction.

VIEWING

Strictly by appointment through ehB Reeves

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