

# TO LET

- A1/A3 Lock-up Shop
- Prominent High Street Location
- Attractive Historic Building
- Popular Market Town
- 38.3m<sup>2</sup> (412ft<sup>2</sup>)

**Rent £8,500 p.a., plus VAT**



## Unit 2 Granville House

HIGH STREET, SHIPSTON-ON-STOUR  
CV36 4AJ

**SHELDON  
BOSLEY  
KNIGHT**

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HIGH STREET, SHIPSTON-ON-STOUR

## Location

Shipston-on-Stour is a popular market town situated in south Warwickshire and provides a wide range of facilities for many surrounding villages including a thriving retail centre which includes an increasing number of high-quality specialist independent traders.

Nearby towns include Chipping Campden (7.4 miles) Stow on the wold (11 miles) Stratford-upon-Avon (10 miles), Banbury (14 miles), Warwick (17 miles) and Leamington Spa (18 miles).

## Description

A ground floor retail unit within an attractive Grade II Listed building with good street frontage (entrance within passageway) and in a prominent and very visible location within the town centre. There is also a customer car park at the rear.

## Lease Terms

The unit is available to let on the basis of a minimum 3-year term at a commencing rental of £8,500 per annum. Tenants will be responsible for all internal repairs; a

service charge is payable for maintenance of the estate generally, apportioned by floor area.

## Services

Mains water, electricity and drainage are connected. Electricity will be separately metered. Granville House also has its own car park for customer use

## Service Charge

Budget for 2019 - £900 per annum.

## Business Rates

Rateable value as of April 2017 £6,100

## Accommodation

The unit provides approximately 281 sq ft / 26 sq m of accommodation including a storage room of 63 sq ft / 5.85 sq m plus a kitchenette and toilet. Internal Width is 14' 5" (3.17m) and the Shop Depth is 19' 5" (5.9m).

## Legal costs

Each party will be responsible for the own legal and other costs incurred

## EPC

Energy Efficiency Rating: E

## Viewing

To discuss the property or to arrange a viewing please contact **Suzanne James:**

01789 387887

[sjames@sheldonbosleyknight.co.uk](mailto:sjames@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.



**Leamington Spa**  
29 Denby Buildings  
Regent Grove  
Leamington Spa  
CV32 4NY  
Tel: 01926 430555

**Kenilworth**  
9 The Square  
Kenilworth  
Warwickshire  
CV8 1EF  
Tel: 01926 857595

**Stratford-Upon-Avon**  
Morgan House,  
58 Ely Street  
Stratford-Upon-Avon  
Warwickshire, CV37 6LN  
Tel: 01789 292310

**Shipston-on-Stour**  
The Comer House,  
Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: 01608 661666

**Evesham**  
1-3 Merstow Green  
Evesham  
Worcestershire  
WR11 4BD  
Tel: 01386 414900

**Evesham (Commercial)**  
6 Abbey Lane  
Evesham  
Worcestershire  
WR11 4BN  
Tel: 01386 765700

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KNIGHT** COMMERCIAL  
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