



# TO LET

- Town Centre Location
- Variety of Office Units Available
- From 180sq ft (16.66sq m) to 327 sq ft (30.4 sq m) NIA

**FROM £100 PER WEEK**

TO LET

COMMERCIAL

## 60 Ely Street

STRATFORD-UPON-AVON  
CV37 6LN

**SBK** | SHELDON  
BOSLEY  
KNIGHT

Exceeding the Standard

# 60 Ely Street

STRATFORD-UPON-AVON

## Location

Stratford-upon-Avon is internationally renowned as the birthplace of William Shakespeare and attracts over 2.5 million visitors annually. The town is also a thriving retail centre in its own right with an affluent catchment population in the region of 55,000 people. The town benefits from excellent road communications being situated close to Junction 15 of the M40 in the heart of the Midlands.

## Description

Comprised of a number of first floor office units set above a picturesque and popular antiques arcade. A variety of configurations are available. All are arranged above a pretty central courtyard. Staff WC's serving the units are in the main arcade

The arcade has a good and trading location on Ely Street close to its junction with High Street.

Ely Street has a number of boutique independent retailers together with pubs and restaurants. It is in close proximity to Pizza Express. There is ample visitor car parking nearby.

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## Accommodation

The accommodation currently comprises a variety of first floor office units. They provide the following approximate dimensions and net internal floor areas:

First Floor	Sq m	Sq ft
Office 1	30.4	327
Office 2	26.8	288
Office 3	16.66	180
Staff W/C		

## Lease Terms

The premises are available by way of a licence agreement for a minimum of three-month period. The occupier will be required to pay three months up front but then payable weekly thereafter.

**From: £100 per week**

## Services & Business Rates

The licence fee is inclusive of business rates and waste collection.

## Legal Costs, VAT & References

Each party will be responsible for their own legal costs incurred in the grant of a new agreement. All figures quoted are exclusive of VAT; however VAT is currently not charged on the rent.

## Viewing

To discuss the property or to arrange a viewing please contact Suzanne James or Mark Treadwell.

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Tel: **01926 857595**

**Stratford-upon-Avon**  
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Warwickshire CV37 6LN  
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