

SHOP TO LET

TIM COX ASSOCIATES

CHARTERED SURVEYORS



64 HENLEY STREET
STRATFORD UPON
AVON
CV37 6QN

- OVERALL AREA 370 SQ. FT
(34.4 SQ.M)
- RENT £36,000 PER
ANNUM

SITUATION The unit occupies a prominent location on Henley Street which is a popular and busy location surrounded by many renowned businesses and close to Shakespeare's Birthplace.

ACCOMMODATION OVERALL AREA 370 SQ.FT (34.4 SQ.M)

Separate male and female WC's.

Please note :Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

LEASE The premises are offered on a new lease for a term of years to be agreed.

RENT £36,000 per annum exclusive.

RATEABLE VALUE £20,000

Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01789 267575 or <https://www.gov.uk/correct-your-business-rates>

SERVICE CHARGE £1,756 per annum which covers maintenance, pest control, refuse disposal, fire alarm, internal repairs and cleaning services and water and sewerage rates. Further details on application.

LEGAL COSTS The incoming tenant will be responsible for both side's costs in this matter.

VAT Will be payable in addition.

VIEWING Strictly by appointment with the Agents.

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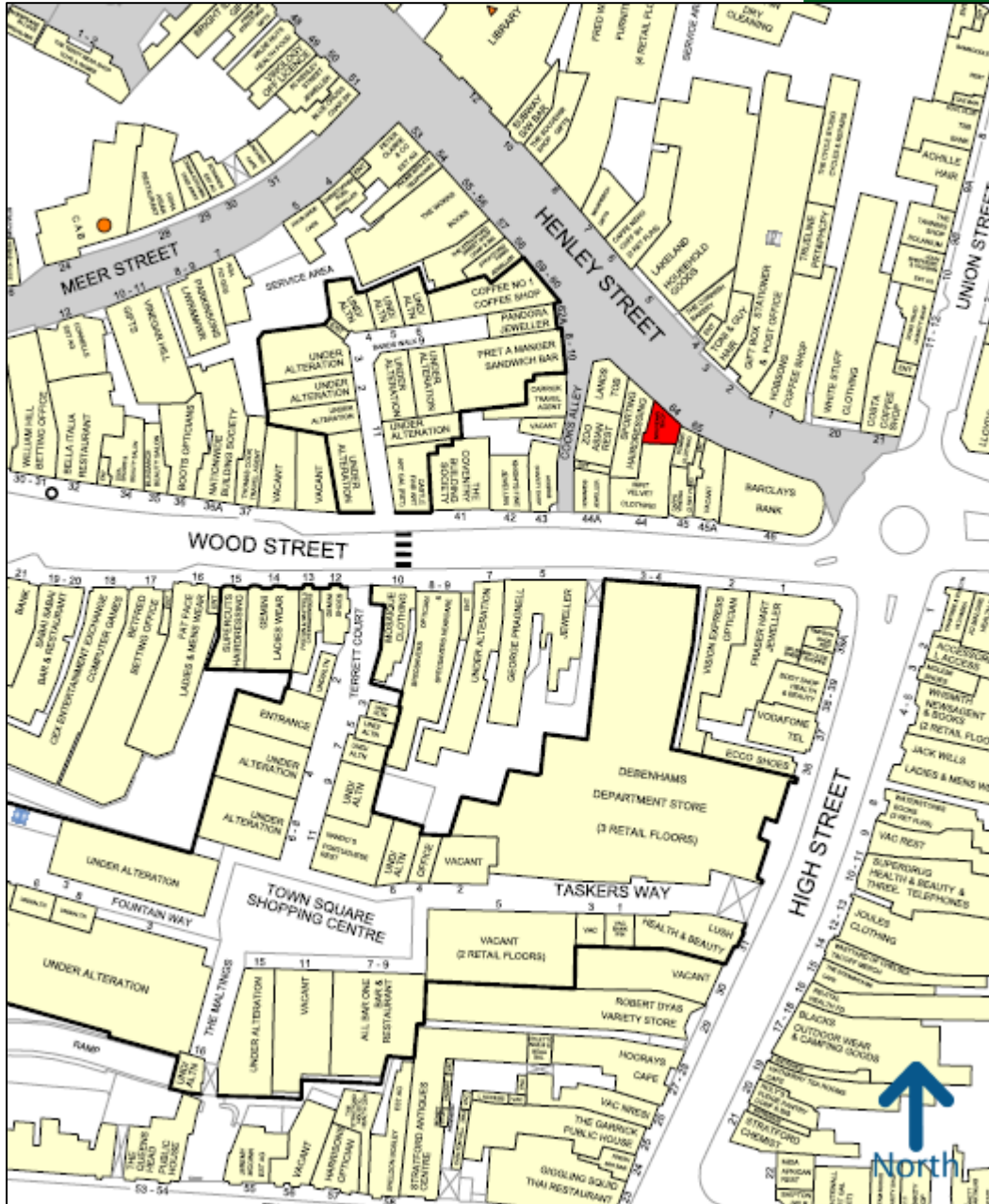
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