

PRIME UNIT TO LET STRATFORD UPON AVON 6/7 HIGH STREET SUBJECT TO VACANT POSSESSION



Description

The premises occupy a prominent position along the High Street adjacent to **WH Smith** and **Waterstones** whilst in proximity to high end retailers including **Joules**, **Jo Malone** and **Fraser Hart**. The premises also benefit from proximity to the entrance to the redeveloped Bell Court where tenants include **Seasalt**, **All Bar One**, **Nando's**, **Everyman Cinema** and **Miller & Carter**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floors, providing the following approximate areas:

Ground Floor Sales	3,280 sq. ft.	(304.72 sq. m)
Ground Floor Ancillary	429 sq. ft.	(39.85 sq. m)
First Floor Sales	1,424 sq. ft.	(132.29 sq. m)
Second Floor Ancillary	552 sq. ft.	(51.28 sq. m)

Lease

The unit is available by way of a new effectively FRI lease, subject to vacant possession.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£122,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of D 80. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

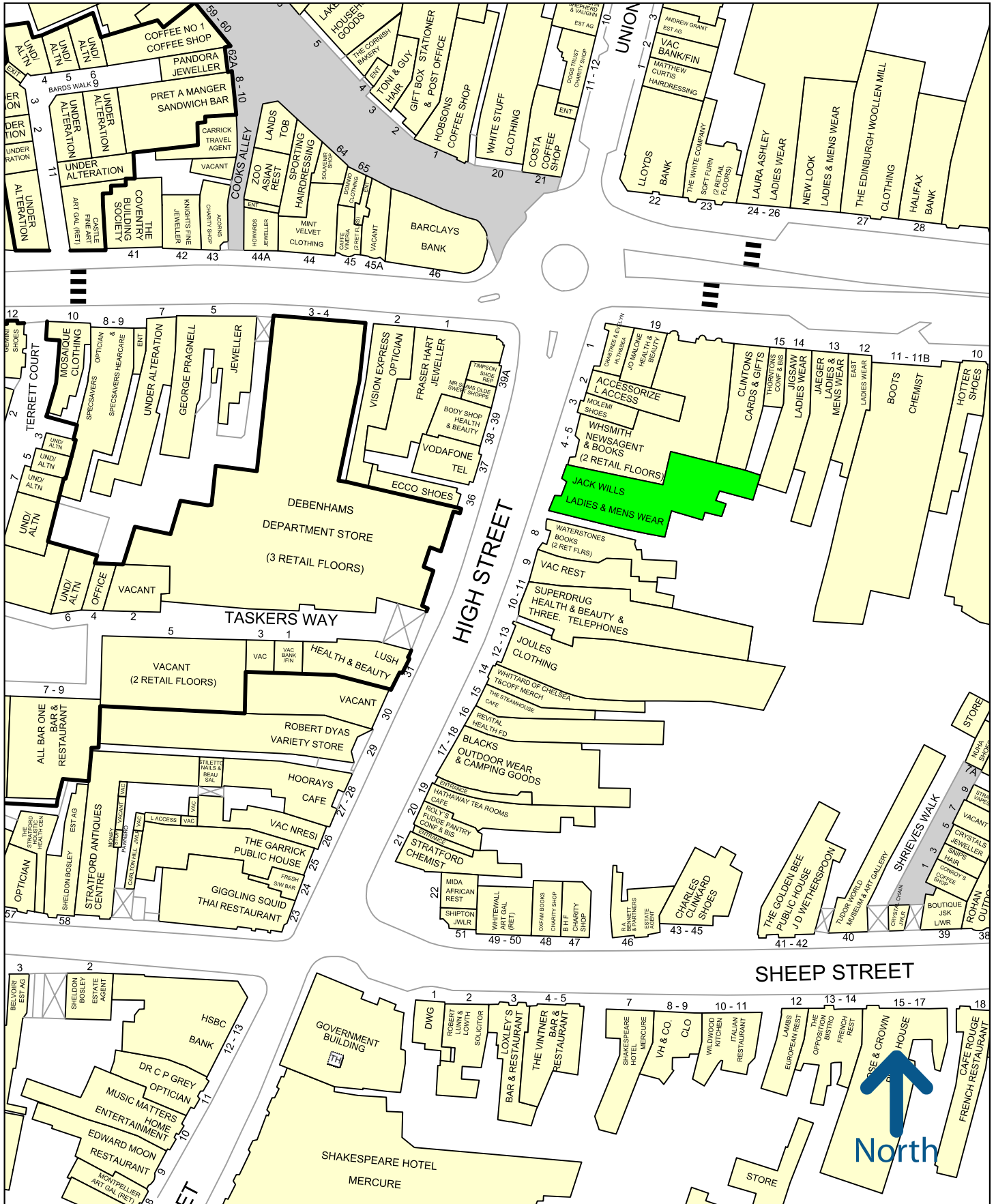
Viewing

Staff are unaware and viewing is strictly by appointment through sole letting agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 28/08/2019

Created By: Green and Partners

