

9-11 High Street

Shipston-on-Stour, CV36 4AB



TO LET

Self-Contained Upper Floor Offices

- Self-contained upper floor offices
- 1267 sq.ft. (117.71 sq.m.)
- Prominent location in the square
- Access directly off the High Street
- To let on a new lease

Rental £12,500 per annum



9-11 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB

SHIPSTON ON STOUR is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

The property is situated in the town square with access directly off the High Street with accommodation above Co-Op Foodstore.

DESCRIPTION

Offices having a ground floor access with reception/storage with the main accommodation situated on the first and second floors.

ACCOMMODATION

Large Entrance Hall/
Reception Area

Office to Rear	82 sq.ft.	7.61 sq.m.
----------------	-----------	------------

First Floor Offices	785 sq.ft.	72.92 sq.m.
---------------------	------------	-------------

Male and Female WCs
and Kitchen

Second Floor	<u>400 sq.ft.</u>	<u>37.16 sq.m.</u>
--------------	-------------------	--------------------

	1237 sq.ft.	117.71 sq.m.
--	-------------	--------------

TERMS

The offices are available to let by way of a new sub-lease for a term of years to be agreed, subject to a minimum of one year. The lease will be contracted outside the provisions of the Landlord & Tenant Act as regards security of tenure.

BUSINESS RATES

The property is currently listed as offices and premises and has a rateable value of £10,750, which is below the current small business rate rateable value threshold of £12,000.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT, which may be payable in addition to the rent.

EPC

The current EPC Rating is E (119). A full copy of the energy Performance Certificate is available upon request.

VIEWINGS

By appointment with the Joint Letting Agents:

Peter Clarke & Co LLP
01789 415444

Innes England
01332 362244

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract.