

TO LET

TWO STOREY SHOP PREMISES

AT

**3 THE MINORIES
OFF HENLEY STREET
STRATFORD UPON AVON
CV37 6NF**



RETAIL AREA (ground floor): 21.6 sq. m / 232 sq. ft

FIRST FLOOR RETAIL/STORAGE: 55.85 sq. m / 601 sq. ft

- **Situated in a popular retail location in the centre of town**
- **Attractive courtyard development running between Henley Street through to Rother Street and Market Square**

RENTAL ON APPLICATION

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

LOCATION

The property is within a terrace of similar type and quality of units within an attractive courtyard which provides a pedestrian link between Henley Street and Shakespeare's Birthplace with Rother Street and Wood Street.

DESCRIPTION

The shop forms part of a two and three storey terrace of similar units, some of which have upper floor retail or storage accommodation. No. 3 comprises a ground and first floor lock up shop.

ACCOMMODATION

The accommodation has a net internal floor area as follows:

	Sq. m	Sq. ft
GROUND FLOOR		
Retail area	21.60	232
Under stair storage	1.50	16
FIRST FLOOR		
Retail/storage	55.85	601
Kitchen Sink and electric water heater	3.06	33
Toilet Wash hand basin and electric water heater		
TOTAL	82.01	882

SERVICES

Mains water, electricity and drainage are connected.

LEASE

The property can be made available by way of a new lease on flexible terms and conditions.

RENTAL

Upon application.

RATES

The Valuation Office Agency website states the property is assessed for rating purposes as follows:

Description – Shop and Premises
Rateable Value - £5,100

The current UBR for 2018-2019 is 49.3p in the pound.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' reasonable legal costs incurred in this transaction.

SERVICE CHARGE

A service charge is levied in relation to the maintenance of the development, £1,560 per annum.

EPC

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VIEWING

Strictly by appointment through Reeves & Partners.

