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Reeves

commercial property experts

To Let

Retail Unit in Stratford Town Centre

746 sq.ft (69 sq.m)

7 The Minories, Off Henley Street, Stratford Upon Avon, CV37 6NF



Accommodation

The property comprises a lock up retail unit situated at the northern end of The Minories, which runs between Meer Street to the south and Henley Street to the north. The shop has a frontage of approximately 5.96m and a maximum depth of 6.66m. There is a kitchenette located on the first floor along with a managers office and WC facilities.

Accommodation

The accommodation has a net internal floor area as follows:

Retail Area: 427 sq ft (39.7 sq m)

First Floor (principle room/studio): 319 sq ft (29.64 sq m)

Managers Office

Kitchen (stainless steel sink, electric water heater)

WC (concealed cistern, wash hand basin and electric water heater)

Location

The property is situated in Stratford upon Avon town centre. The Minories Shopping Centre is located directly from Henley Street opposite Shakespeare's Birthplace and provides a pedestrianised courtyard shopping development with access through to Rother Street and Market Square.

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Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Oliver Shelley 01926 888181

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Tenure

The property can be made available by way of a new lease for a term to be agreed. This will be an excluded lease from the Landlord and Tenant Act 1954.

Services

Mains electricity, water and mains drainage are connected to the property.

EPC B 49

Planning

Use Class E

Rent

£12,500 per annum (exclusive)

Rates

The rateable value for the current year is £7,500 (subject to occupier status, ingoing tenants may benefit from full small business rates relief).

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

The Minories service charge will be levied to cover communal repairs and maintenance.

