

PRIME UNIT TO LET

30 High Street, Stratford Upon Avon

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location in historic market town
- Adjacent to the main entrance of Bell Court

LOCATION

Stratford Upon Avon is a historic market town in Warwickshire, the birthplace of William Shakespeare, benefitting from 3.8m tourists a year.

The subject property is situated in a highly prominent position on the eastern side of the High Street, adjacent to the main entrance of Bell Court. Nearby occupiers include Robert Dyas, Lush, Superdrug, Starbucks, Waterstones, Superdrug and Jack Wills.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 168 sq m 1,808 sq ft
Basement Anc: 41.5 sq m 446 sq ft

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

RENT

£65,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (18/19) TBC

Interested parties should verify these figures with Stratford on Avon District Council (01789 265 575).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.



INSPECTIONS

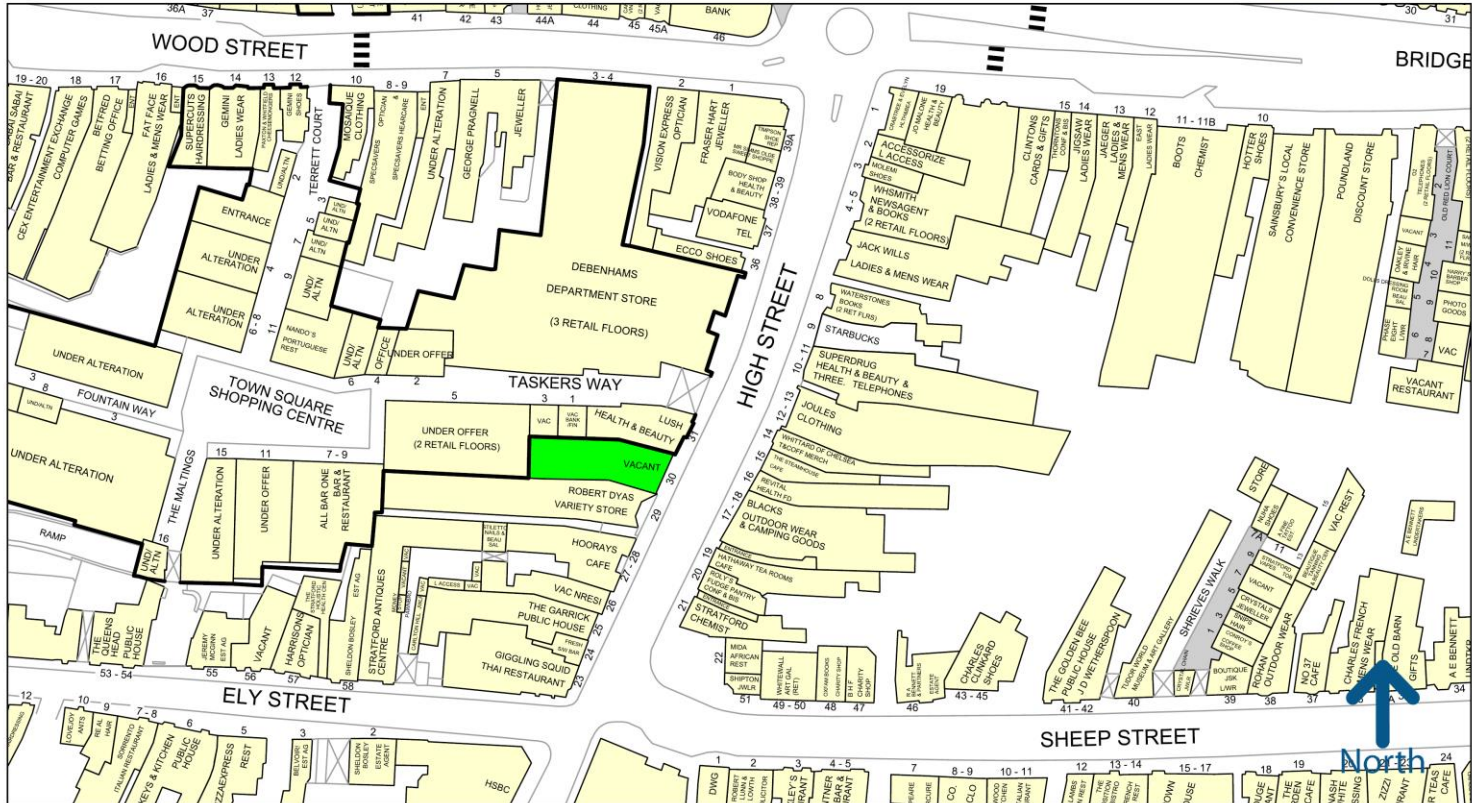
Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
nick@fawcettmead.co.uk

Subject to Contract



Stratford-upon-Avon



Experian Goad Plan Created: 23/04/2019
Created By: Fawcettmead



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.