

# PRIME SHOP TO LET

## Stratford Upon Avon – 24 Bridge Street

7-8 Conduit Street, London,  
W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **Strong trading location**
- **Rare larger floorspace**

### LOCATION

Stratford Upon Avon is amongst the most affluent catchments in the Country (PROMIS), enhanced by huge numbers of tourist visits (and an estimated £80 million annual tourist spend), due particularly to its association with William Shakespeare and the Royal Shakespeare Company Theatre.

The property is located in a prime location on Bridge St, a short walk from the River, Canal and Gardens and RSC Theatre. Surrounding occupiers include **The White Company, Fraser Hart Jewellery, White Stuff, Costa Coffee, Marks and Spencer and Boots.**

### RENT

On application.

### TENURE

A new full repairing and insuring lease is available for a term to be agreed.

### EPC

Rated C

### RATES

To be reassessed as the floor area has been significantly reduced. The entire building currently has a Rateable Value of £198,000. Interested parties should make their own enquiries with Valuation Office ([www.gov.uk](http://www.gov.uk))

### ACCOMMODATION

The premises have the following approximate Net Internal floor area:-

Ground Floor Sales: 559.48 sq m 6,020 sq ft  
Net Frontage: 9.30 m 30'6"

Potential for up to 9,741 sq ft on ground and 3,434 sq ft on first floor plus roof terraces

### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**

020 7182 7798 / 078111 41407

[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

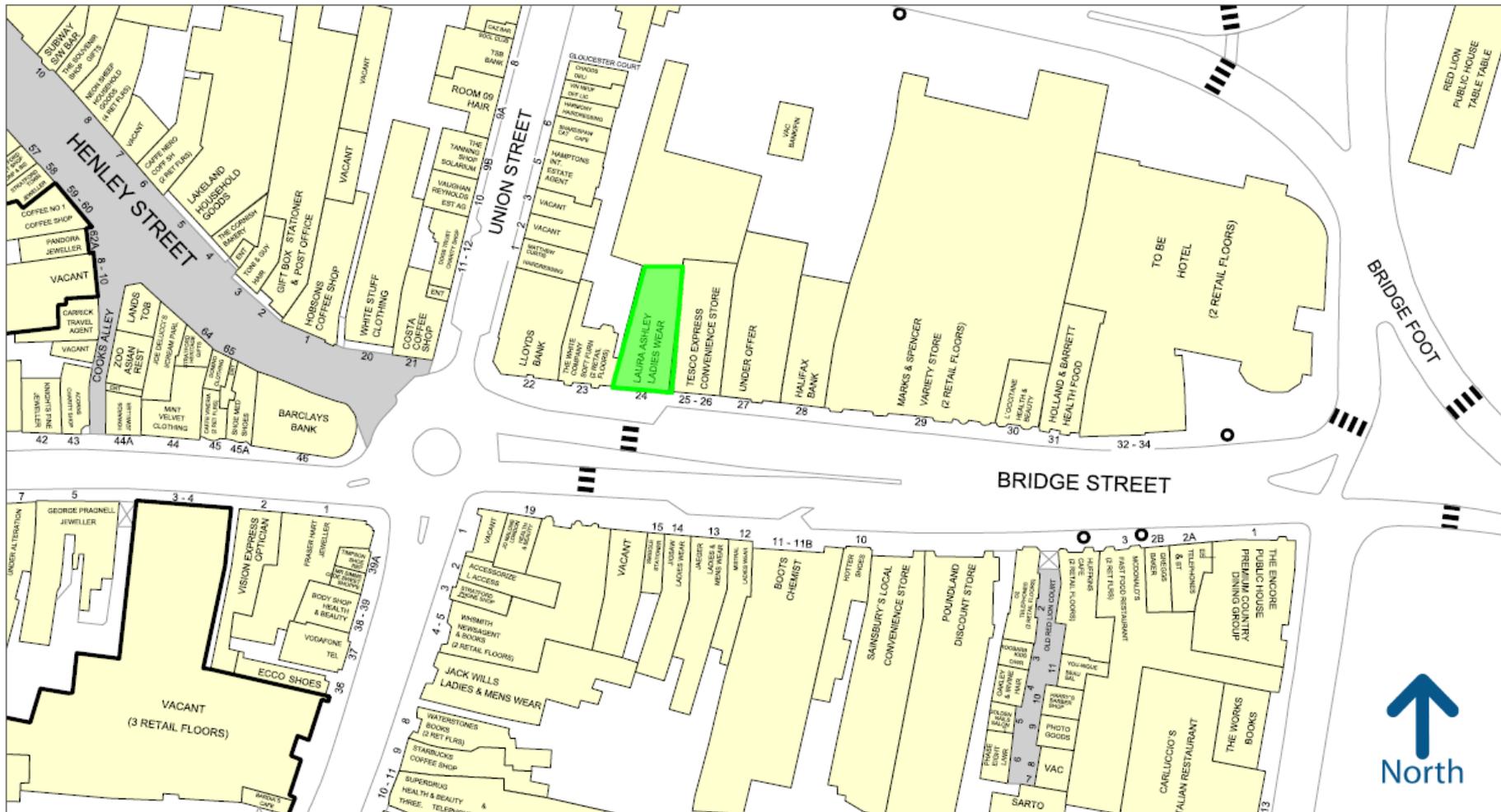
Or our joint agents:

Tim Cox Associates 01789 269444

[tim.cox@timcox.co.uk](mailto:tim.cox@timcox.co.uk)



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