

**Treatment Rooms
Stratford Healthcare
Arden Street
Stratford Upon Avon
Warwickshire CV37 6HJ**

Rents: Various



TREATMENT ROOMS

AVAILABLE ON FLEXIBLE TERMS TO BE NEGOTIATED

From 9.00m² (97ft²) to 41.80m² (450ft²)

- Available to rent at a daily rate or on a more permanent rental basis, subject to occupiers requirements.
- The treatment rooms form part of a well-established physiotherapy practice.
- DDA compliant access and WC facilities.

DESCRIPTION

The rooms form part of the established physiotherapy practice operated by Sano Physiotherapy and are positioned in a prominent main road location within the popular district of Stratford Upon Avon.

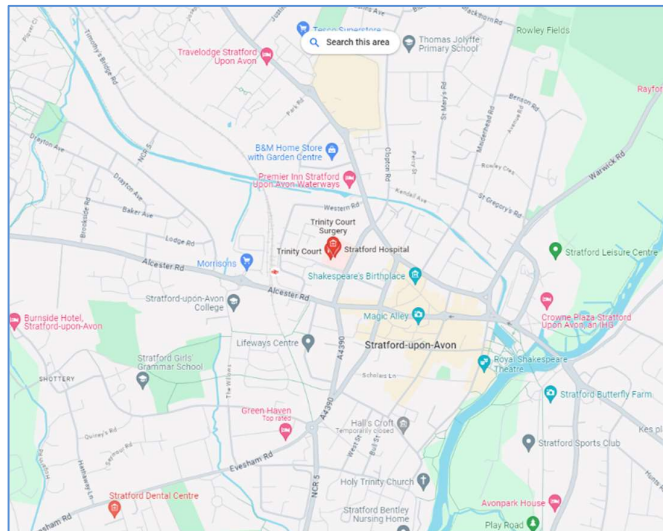
The property has treatment rooms ranging from 97ft² through to a larger studio extending to 450ft² and are available to rent on a daily rate basis, or subject to a longer term more formal lease arrangement at fully inclusive rates.

The accommodation is finished to a high standard and would suit an established business or new business start-up within the medical and quasi medical sectors.

LOCATION

The property is positioned as part of Stratford Healthcare Centre which is to the northwest of the town centre along Arden Street and having the benefit of off-road car parking.

It is a short walk from Stratford Upon Avon train station and is in a mixed residential and commercial area with good accessibility from the town centre and the nearby community.



ACCOMMODATION

The available rooms that will have access via a shared entrance extend to:-

Treatment Room 1	41.80m ² (450ft ²)
Treatment Room 2	22.95m ² (247ft ²)
Treatment Room 3	9.00m ² (97ft ²)
Treatment Room 4	9.11m ² (98ft ²)

RENTS

The rooms are available on a day rate or longer term tenancy with rates to be advised, subject to occupiers requirements.

Rents will be inclusive of all utilities, maintenance and insurance.

RATEABLE VALUE & UNIFORM BUSINESS RATE

Included in rent

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan Wilson
Jonathan.wilson@bramleys1.co.uk

LEASE TERMS

The rooms are available on a day rate or longer term tenancy with rates to be advised, subject to occupiers requirements.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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