

RETAIL PREMISES

Suitable for Many Retail Uses (STP)



56 Ely Street, Stratford-Upon-Avon

- | | |
|---|----------------------------|
|  Richard Johnson | • 768 sq ft (71.34 m2) NIA |
|  Sephie Portwood | • Double Bay Windows |
|  01789 415628 | • Town Centre Location |
|  richard@westbridgecommercial.co.uk | • £17,000 pa NO VAT |
|  www.westbridgecommercial.co.uk | |

56, Ely Street, Stratford-Upon-Avon, CV37 6LN

Location:

Heading from Church Street where the Council offices are located Ely street is located on the right hand side just after HSBC bank and the shop is located on the right hand side of the street.

Description:

From the street, the property accessed by the pavement to a doorway on the right hand side of the property which leads to a corridor immediately to the left-hand side is the main entrance door into the lock up shop. There is a retail room immediately through this door with a fire place and bay window and a further doorway to a second retail room with a second bay window which forms the main retail space of the premises. Beyond this is a corridor leading to a third room and continuing along the corridor there are two further rooms to the rear of the property with the rear access door to the outside. The property benefits from having two toilets and a kitchen/breakout area room.

The property is presented well as a shelf finish with newly decorated walls ready for the next occupier to put their stamp on the property. The property could be used for a number of different uses in the retail sector subject to the necessary consents being gained.

Floor Area:

Net Internal Area is 768 sq ft (71.34 m2)

Price:

£17,000 Per Annum NO VAT

Tenure:

New Lease Available

Service Charge:

No service charge levied at time of print.

Rateable Value

1st April 2026 £16,250, source: www.voa.gov.uk .

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £?????? once terms are agreed this will be deducted off the first payment of rent.

Deposit:

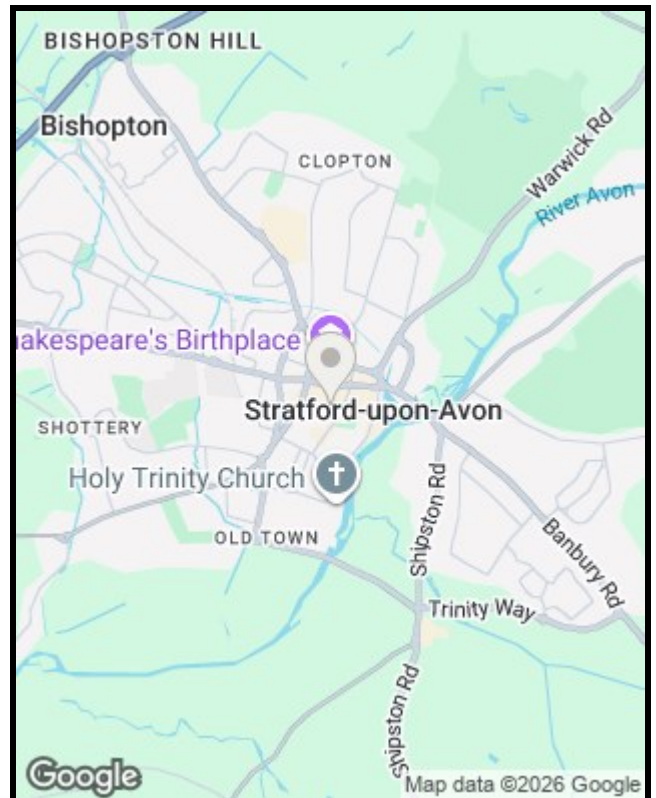
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = C. A full copy of this report is available from the agent's office upon request.

**Viewing:**

Viewing strictly by prior appointment with sole agent:

Richard Johnson:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

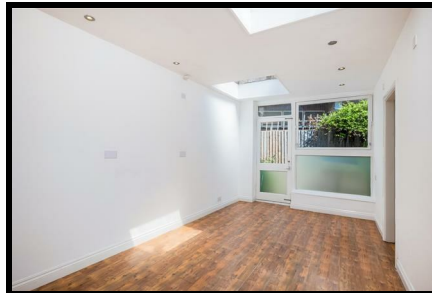
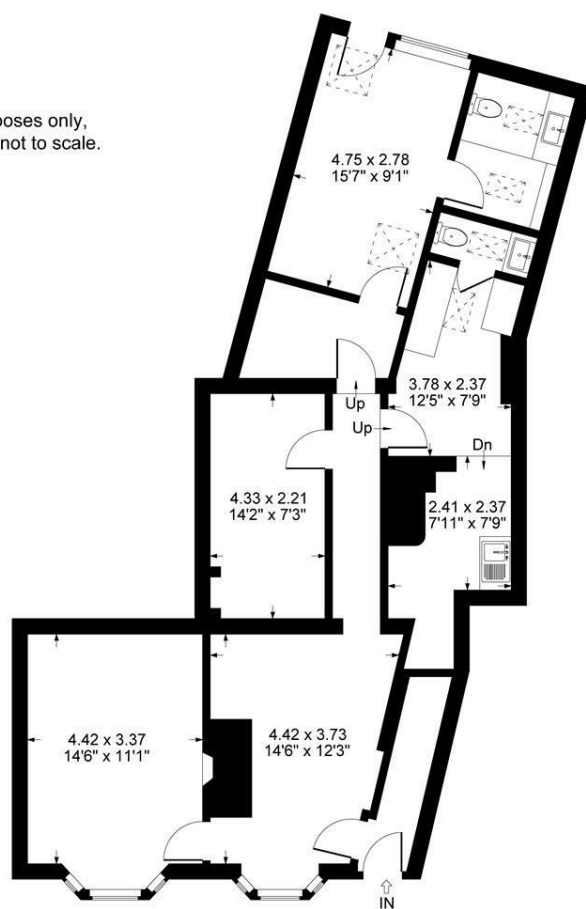


Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor