



Warwick Road, Wellesbourne, CV35 9ND

**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

£10,000 Per Annum

- Ground floor retail premises in the centre of Wellesbourne
- Suitable for a variety of Class E uses (STP where applicable)
- Open plan sales area with excellent glazed frontage
- Available immediately on flexible lease terms

Location

The property occupies a prominent position within the popular village of Wellesbourne, approximately 6 miles east of Warwick and 7 miles south of Stratford-upon-Avon. Wellesbourne is a thriving and well-established village benefiting from a strong residential catchment together with a range of independent retailers, cafés, convenience stores and professional occupiers.

The property enjoys a highly visible frontage onto the main village thoroughfare, providing excellent pedestrian and passing vehicular exposure.

Description

The property comprises a self-contained ground floor retail unit extending to approximately 514 sq ft (47.8 sq m).

Internally, the accommodation provides predominantly open-plan retail sales space with a modern glazed frontage allowing excellent natural light. The premises benefit from tiled flooring, suspended lighting, display shelving together with ancillary kitchenette/storage facilities and WC accommodation.

Services

We understand the property benefits from mains electricity, water and drainage.

Interested parties should satisfy themselves as to the suitability and capacity of all services.

Planning

We understand the premises fall within Use Class E (Commercial, Business & Service).

Prospective occupiers are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

Tenure

The property is available To Let on a new lease for a term to be agreed.

Business Rates

Current rateable value (1 April 2026 to present): £7,900

Energy Performance Certificate

Band: 73 C

VAT

Legal Costs

Each party will be responsible for their own legal costs associated with the lease.

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

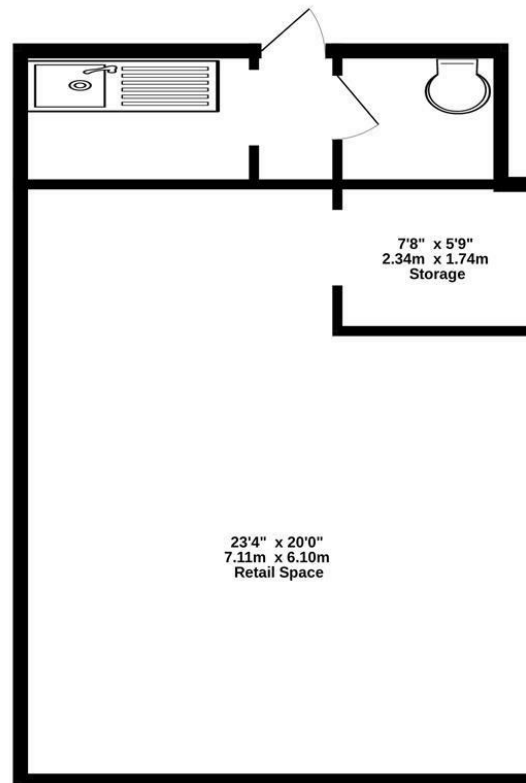
Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being actually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk