

RETAIL PREMISES



16 Rother Street, Stratford-Upon-Avon



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 497 sq ft (46.28 m2) NIA
- Self Contained Shop
- Central Location
- Two Retail Areas
- Own WC and Washing Facilities

16, Rother Street, Stratford-Upon-Avon, CV37 6LU

Location:

Located on Rother Street next door to the Civic Hall building and overlook the market area which is held every Friday and Saturday. From the Alcester direction enter Stratford on the A422 and turn right at the Traffic lights with the Thatch Tavern pub on your right hand side, 16 Rother Street is on the right hand side next to The Playhouse.

Description:

A fantastic retail shop located on Rother Street next door to the Play House and opposite the market which is open most Fridays and Saturday.

The shop itself has its own glazed front door bringing in plenty of natural light into the shop, there is also a large sash window idea for retail display measuring 1.42 m by 2.06 m. There is a front retail area to the shop that measures 4.83 m by 5.58 m which has recessed spot lights in the ceiling, wood effect floors and a climate control unit (not tested). There is then a rear retail area measuring 3.81 m by 5.60 m which has two frosted glass windows in the side elevation, recessed spot lights in the ceiling, radiator on the wall and a toilet facility with sink.

The rent figure quoted includes a service charge which covers water, the fire alarm system testing and the heating via the shops radiator which is powered from the landlords system next door.

Floor Area:

Net Internal Area (NIA) is 497 sq ft (46.28 m2).

Price:

£20,400 per annum inc. of service charge (NO VAT)

Tenure:

New Lease Available

Service Charge:

The service charge is included in the rent, which covers water, the fire alarm system testing and the heating via the shops radiator

Rateable Value

£13,750 1st April 2026, source: www.voa.gov.uk.

Small business rates taper relief available subject to qualifying.

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. For properties with a rateable value of £12,001 to £15,000, taper relief may be available subject to qualifying. 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 £1000 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 to be confirmed.

If applicable, a full copy of this report will be available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

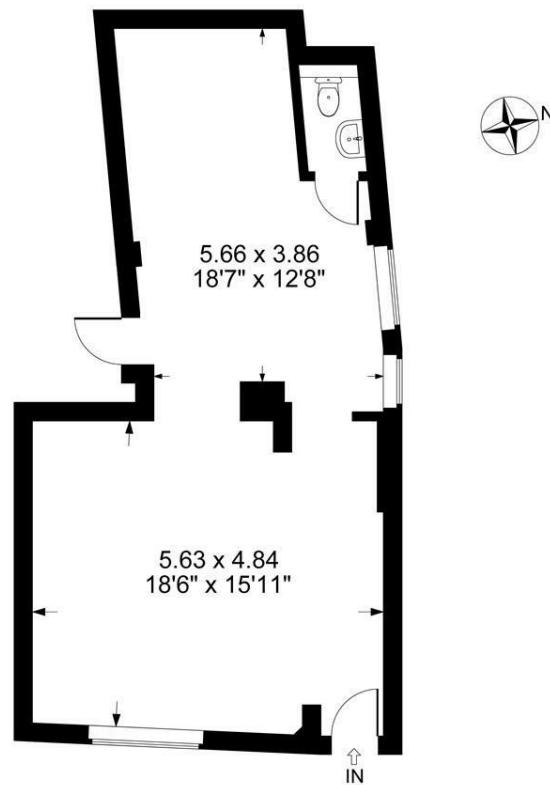
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GDPR:

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.





Ground Floor

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

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