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ESTATE AGENTS



1 WEST STREET, SHIPSTON ON STOUR

**1 WEST STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4AL**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

A WELL-LOCATED RETAIL PREMISES WITH INVESTMENT POTENTIAL SITUATED IN THE TOWN CENTRE.

THE GROUND FLOOR RETAIL AREA EXTENDS TO ABOUT 802 sq ft/74.5 sq m WITH OFFICE, STOREROOM AND KITCHEN/CLOAKROOM AREA.

FIRST FLOOR, OFFICE/WORKSHOP AND STORE AREA EXTENDING TO ABOUT 357 SQ FT/33.2 SQ M

Viewing through Seccombesea Estate Agents, Shipston on Stour
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- **Shipston on Stour** is a popular former market town with an attractive Georgian centre situated in south Warwickshire.
- The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages.
- There are grammar schools locally at Alcester and Stratford upon Avon.
- The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town.
- Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.
- **1 West Street** is well located in the centre of Shipston on Stour close to the High Street on the corner of West Street (A3400) and Church Street (A3400) at the entrance of the one-way gyratory system.
- The retail sales area fronts onto West Street looking up Church Street in a prominent position.
- The **Principal Retail Area** extends to about 802 sq ft/74.5 sq m and has an overall depth of about 44'7"/13.59m off which is situated a show room and further retail area incorporating a changing/trying on area.

- To the back of the premises are separate **Office** and **Storeroom** off which is a **Kitchen Area** and **Cloakroom**.
- **Storeroom** extends to about 108 sq ft/10 sq m.
- **Kitchen Area** with fitted kitchen unit incorporating stainless steel sink unit leads to the **Cloakroom**.
- On the **First Floor** is a further **Office/Workshop and Store** area extending to about 357 sq ft/33.2 sq m

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Investment Opportunity The property offers scope to be a commercial investment property as the current tenants have indicated they would like to continue with a new lease in the premises.

Rimell Saddlers has traded from the premises for over forty years

Business Rates These are payable to Stratford on Avon District Council. The business rateable value for the property is £10,250 with business rates payable of £4,663.16 for the year 2023/2024. Dependent on the status of the occupier, small business rate relief may be available.

VAT The landlord has not waived his exemption to VAT. Therefore, VAT is not chargeable on the rent.

Uses & Restrictions It is understood the ground floor retail premises at 1 West Street, Shipston on Stour has A1 use class (retail)

Services Mains electricity, water (cold only) and drainage are connected to the property.

Energy Performance Certificate

Current Potential (to be advised)

Directions

Postcode CV36 4AL

Leave the High Street at the southern end by John Lynes Home Improvements turning left and 1 West Street (Rimells) is situated on the right after about 50 yards on the corner of West Street and Church Street.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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