

22 Church Street,
Shipston-On-Stour, CV36 4AP

TO LET

GROUND FLOOR RETAIL UNIT

- 41.91 sq.m. (451 sq.ft.)
- Prominent High Footfall Position
- Good Exposure to passing traffic at the junction of Church Street and Sheep Street
- Town Centre Location

Rental: £9,000 Per Annum



SHIPSTON ON STOUR

is a popular market town, lying approximately nine miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

CHURCH STREET

is a popular, busy retail location connected to the High Street through a short walk along Sheep Street in Shipston on Stour. The property enjoys a prominent position with shop frontage across its full width visible from Sheep Street as well as along Church Street.

ACCOMMODATION

Total Retail Area 41.91 sq.m. (451 sq.ft.)
IPMS 3C Retail

TERMS

The retail unit is available on a new lease for a term of five years, although other terms will be considered. The lease is to be contracted outside the provisions of the Landlord & Tenant Act.

USE

Retail use to include other uses within Use Class E.

SERVICE CHARGE

A service charge is levied in respect of the maintenance of the exterior of the building, and the

communal areas. This is charged on a pro-rata per sq.ft. basis.

Buildings insurance is also recharged in addition.

SERVICES

Mains electricity, water, drainage and gas are understood to be connected to the property with gas central heating.

RATEABLE VALUE

The current rateable value is understood to be £6,200.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition.

EPC

The current EPC rating is C. A full copy of the Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with the Sole Letting Agents:

Peter Clarke in association with Winkworth
01608 260026



DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract