

10 John Street,
Stratford-upon-Avon, CV37 6UB



FOR SALE

High Quality Town Centre Offices
Total Net Internal Floor Area 2452 sq.ft. (227.80 sq.m.)
plus External Stores 453 sq.ft. (42.13 sq.m.)

- Well appointed Accommodation arranged over three floors
- Air Conditioning/Heating
- Flexible accommodation, mostly open plan with four individual meeting rooms and reception, and kitchen on each floor
- Self-contained first and second floors, which could be sub-let/occupied separately if required
- Rear Walled Garden including brick built store/outbuilding (currently used as a gym)
- Use Class E
- Vacant Possession upon Completion

Asking Price £495,000 Freehold



LOCATION

Stratford upon Avon is a thriving market town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand.

Junction 15 of the M40 motorway lies within 6 miles at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5 and M6 as well as affording a straightforward route to London and the South.

John Street is situated just off Guild Street, a short walk from the town centre in a sought after area. Guild Street runs into the Birmingham Road (A3400), which is one of the principal routes to and from Stratford upon Avon.

DESCRIPTION

An attractive self-contained office building with double frontage to John Street, providing high quality office accommodation over three floors. The property was fully refurbished in 2008 and the accommodation is well presented with good quality fixtures and fittings throughout. Generally open plan with a reception area and four meeting rooms, two on the ground floor and two on the first floor. There is perimeter trunking throughout with wall mounted air comfort heating/cooling, surface mounted lighting (CAT 2 compliant) and carpets. There is a kitchen area on each floor.

The first and second floors are self-contained with WC and kitchen area and, as such, could be sub-let or occupied separately if required.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby
Offices (including reception and two meeting rooms) 948 sq.ft. (88.07 sq.m.)
Kitchen 46 sq.ft. (4.27 sq.m.)
Shower Room
Separate WC

FIRST FLOOR

Offices (including two separate meeting rooms) 933 sq.ft. (86.67 sq.m.)
Kitchen 59 sq.ft. (5.48 sq.m.)
Separate WC

SECOND FLOOR

Offices 571 sq.ft. (53.04 sq.m.)
Kitchen
WC

Total Net Internal Floor Area 2452 sq.ft. (227.80 sq.m.)
Separate External Stores 453 sq.ft. (42.13 sq.m.)

OUTSIDE

Rear Walled Garden including brick built store/outbuilding (currently used as a gym)

SERVICES

Mains water, drainage and electricity. Air cooling/heating is provided by wall mounted Mitsubishi air conditioning units throughout the accommodation. Surface mounted Category 2 compliant lighting is provided to all floors.

USE/PLANNING

Offices falling within Use Class E. The property falls within the Conservation Area.

TENURE

The property is sold Freehold with vacant possession upon completion.

RATEABLE VALUE

The rateable value is understood to be £29,250.

EPC

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

VAT

All prices quoted exclusive of VAT, which will be payable in addition.

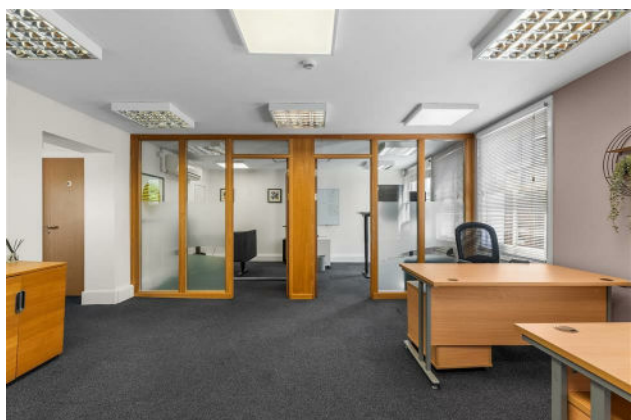
VIEWING

Strictly by appointment with the sole Selling Agents:

Peter Clarke Property Consultants LLP
01789 207125
info@peterclarkepc.co.uk

DISCLAIMER

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Indicative Layout Plan – For Identification only. Not to Scale. Accuracy not guaranteed.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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