

36 Wood Street, Stratford upon Avon,
Warwickshire, CV37 6JG



Freehold Town Centre Retail Investment

FOR SALE

- Good Pitch in Affluent Historic Market Town
- Let to Boots Opticians until 31st March 2030
 - Passing Rent - £45,150 p.a. exclusive
 - Offers Based on £575,000
 - Net Initial Yield: 7.48%



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LOCATION

Stratford upon Avon is a historic South Warwickshire market town situated some 30 miles south of Birmingham.

The town has a growing population with some 30,000 inhabitants and a wider district population of over 134,000.

Being the birthplace of William Shakespeare, it attracts some 2.5 million visitors each year.

The A46 is the main arterial road connecting to Coventry to the North East and the M40 at Junction 15. The A3400 provides a link to Solihull & Birmingham to the north and to the Cotswolds to the south east.

Stratford upon Avon is served by two rail stations, the centrally located Stratford Rail Station and Stratford Upon Avon Parkway.

They offer direct connections to major destinations including Birmingham Moor Street, London Marylebone, and Leamington Spa.

36 Wood Street occupies a prominent frontage close to the Centre of the town. Nearby occupiers include Nationwide Building Society, Fat Face, Cex Entertainment Exchange, Gemini (clothing), Trespass, Betfred, & Supercuts. The premises are also close to the Bell Court Shopping Precinct and the towns market square.

DESCRIPTION

The property comprises a two-storey inner terraced retail shop with a large single storey extension to the rear including a small enclosed rear yard. It is constructed of traditional brick construction with a pitched tiled roof. The rear extension has a flat felted roof.

The ground floor has a timber and glazed shop front & provides a good-sized sales area. It is currently fitted out as an opticians with front sales / display area, rear reception and waiting area, pre -screen room, contact lenses area & two rear consulting rooms. There is also a small filing room and a rear staff kitchen / admin room & staff wc. See indicative plan attached.

To the front on the first floor is a small storage room. This is accessed via a fixed external ladder located at the back of the property in the rear enclosed courtyard which provides access via the flat roof extension.

SERVICES

All main services except for gas are understood to be connected. The property has a modern fire alarm and a burglar alarm fitted. Wall and ceiling mounted air conditioning cassettes provide heating and cooling. The rear staff kitchen /admin room and wc have electric heating.

ACCOMMODATION

Gross Frontage: 4.95m approx.

Internal Shop Width: Varies between about 4.26m to circa 7.71m approx.

Max Shop Depth: 14.04m approx. from inset front door to rear WC door.

1.	Ground Floor Sales Area including consulting rooms	82.99 sq m	893 sq ft
2.	File Store	4.67 sq m	50 sq ft
3.	Staff Kitchen / Office	8.13 sq m	88 sq ft
4.	Staff WC	N/A	N/A
5.	Total Approx Net Internal Area of the Ground Floor	95.79 sq m	1,031 sq ft

6.	First Floor Store (Accessible via roof ladder via the rear enclosed yard)	21.62 sq m	233 sq ft
7	Total Approx Net Internal Area	117.41 sq m	1,264 sq ft

TOWN PLANNING

We understand that the premises have been used as a Boots Opticians since around 2009. Before then it was a Dollond & Aitchison opticians, serving local patients since at least the late 1990s and early 2000. The premises are understood to lie within a conservation area but are not listed.

BUSINESS RATES

Rateable Value as from 1st April 2026 - £35,750.

TENURE

Freehold.

TENANCY

The property is let to Boots Opticians Professional Services Ltd on a 5-year FRI lease from 1st April 2025 at £45,150 p.a. exclusive.

DISCLAIMER

Peter Clarke Property Consultants 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 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

COVENANT

Boots Opticians Professional Services Ltd was incorporated on 23rd December 2008.
As at their FYE 31st August 2025 they had 536 stores of which 370 were owned and 166 were franchised.

A summary of their accounts is as follows: -

	31/8/2025	31/8/2024	31/8/2023
Revenue	£430.801m	£410.563m	£382.702m
Operating Profit	£38.024m	£36.730m	£37.919m
Profit for the Year	£24.810m	£24.878m	£25.832m
Shareholders' Equity	£82.495m	£82.563m	£70.601m

We carried out a Creditserve financial check on 12th June 2026. This gave the company: -

- a) A score of 100 out of 100, being the lowest risk.
- b) A Credit Limit of £8.85m.
- c) A Contracts Limit of £107.5m.

VAT

The property has been elected for VAT. It is anticipated that the property will be sold as a TOGC.

EPC

C69 valid until 30th March 2028.

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PROPOSAL

We are instructed to seek offers based on **£575,000 (Five Hundred & Seventy-Five Thousand Pounds)** subject to contact and exclusive of VAT.

A purchase at this level would reflect an initial yield of 7.48% after allowance for typical purchaser costs of £28,600 (i.e., SDLT & Professional Fees).

LEGAL COSTS

Each side is to bear their own legal costs incurred in the transaction.

VIEWINGS

Strictly by prior appointment via the sole agents: -
Peter Clarke Property Consultants Co LLP
Contact: Stephen Werner. Email: stephen@peterclarkepc.co.uk
Mobile: 07976550043
Direct Line: 01926 340996 / 0121 798 1508

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide suitable information to satisfy Anti Money Laundering Regulations when Heads of Terms are agreed.

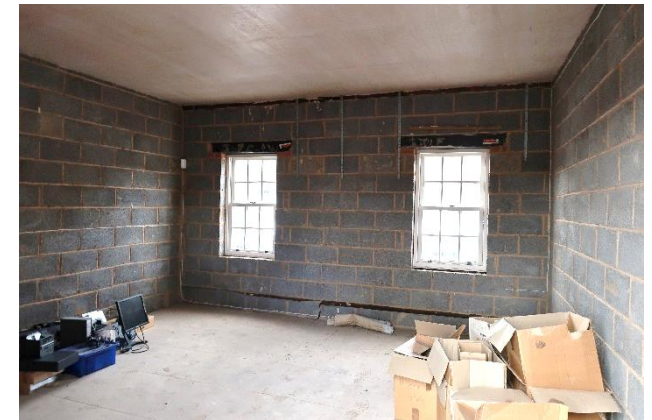
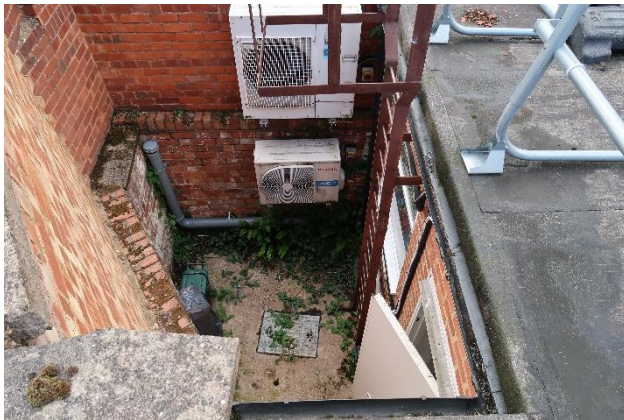
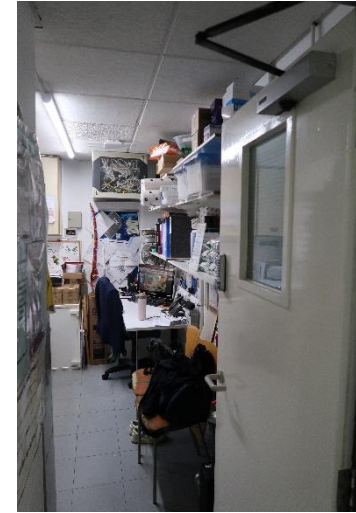
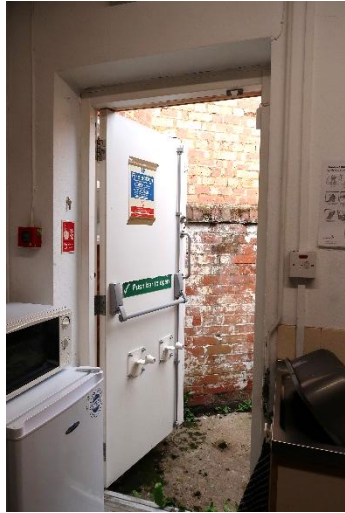
Dated: 15.6.2026





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Ground Floor Plan - For Identification Only. Not to scale

External ladder provides access over the flat roof to the front first floor store



This partition wall has been removed to make way for general spectacle display

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