

TO LET

FITTED RESTAURANT

32 Wood Street
Stratford-Upon-Avon, CV37 6JG



LOCATION

Stratford-upon-Avon is a historic, attractive and affluent market town which is popular with tourists. It is located in the heart of Warwickshire approx. 25 miles of Birmingham and 20 miles of Banbury.

The property is located in the Town Centre on Wood Street in close proximity to Bridge Street and the High Street benefitting from great road communications such as the A46 and M40.

DESCRIPTION

The property comprises a fully fitted restaurant arranged across ground and first floors, formerly trading as a Bella Italia.

The premises occupy a prominent location in the centre of Stratford upon Avon close to many multiple retailers (see goad plan). The former Town Square shopping centre has had an extensive refurbishment and is now anchored by an Everyman Cinema, together with associated restaurants.

Nearby operators include – **Turquoise Kitchen, Sabai Sabai, Boots Opticians, and Nationwide Building Society.**

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	131.8 sq. m	1,419 sq. ft
First Floor:	88.35 sq. m	951 sq. ft

EPC

A copy of the EPC is available upon request.

RENT

£52,500 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£35,250**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

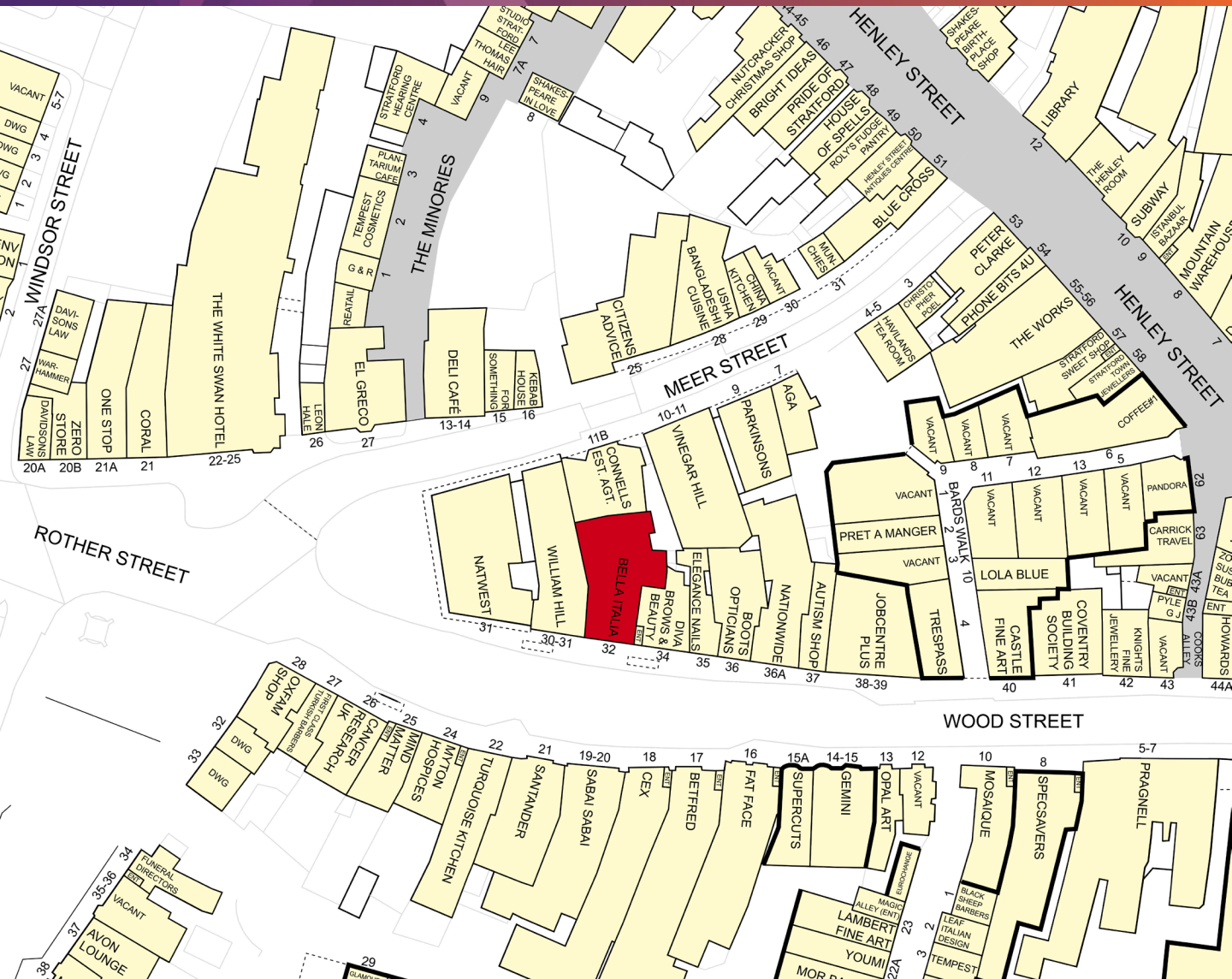
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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