

Lot 18, 31 Rother Street, Stratford-Upon-Avon,

Warwickshire CV37 6ZS

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Freehold Former Bank with Asset Management Opportunities

www.acuitus.co.uk

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Property Information

Freehold Former Bank with Asset Management Opportunities

- Mixed-use town centre former bank
- Prominent position on Rother Street in Stratford-upon-Avon town centre
- Approximately 714.90 sq. m. (7,687 sq. ft.) arranged over ground, basement, first and second floors
- Second floor offices producing an income of £22,000 per annum exclusive
- Potential for reconfiguration or alternative uses (subject to planning)
- Nearby occupiers include Hotel du Vin, Santander, Bella Italia and Fat Face
- Not elected for VAT

Lot

18

Auction

12th February 2026

Rent

£22,000 per Annum Exclusive

Status

Available

Sector

Retail, Bank, Development

Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

Location

Miles

Approx. 22 miles south-east of Birmingham, 8 miles south-west of Warwick

Roads

A46, A3400, M40

Rail

Stratford-upon-Avon Railway Station

Air

Birmingham Airport

Situation

Stratford-upon-Avon is a historic market town in Warwickshire, internationally renowned as the birthplace of William Shakespeare. The town is a major tourist destination, attracting significant visitor numbers throughout the year.

The property occupies a prominent position on Rother Street, one of Stratford-upon-Avon's principal town centre thoroughfares, opposite The Shakespeare Memorial Fountain.

Tenure

Freehold.

Description

The property comprises a former bank building arranged over basement, ground, first and second floors. The second floor is separately accessed via Wood Street.

VAT

Not elected for VAT

Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement First	Former Bank Ancillary Ancillary	206.60 43.60 230.80	(2,224) (469) (2,484)	VACANT	-	-	-
Second	Office	233.90	(2,510)	FRUITION ACCOUNTANCY LLP	10 years from 19/10/2018	£22,000	
Total		714.90	(7,687)			£22,000	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024