

## lot 19

Rent  
**£126,000**  
per annum  
exclusive  
See note (2)  
in tenancy  
schedule

### 18 High Street Stratford-upon-Avon, Warwickshire CV37 6AU

#### Freehold Retail and Restaurant Investment

- Retail let to Blacks Outdoor Retail Limited – a part of JD Sports Fashion plc
- Substantial self-contained upper parts with residential conversion potential (subject to lease and consents) (2)

- Grade II Listed
- Historic and affluent tourist market town
- Nearby occupiers include H&M, Superdrug, Waterstones, Jack Wills, Laura Ashley, The White Company and Marks & Spencer



On behalf of  
Receivers

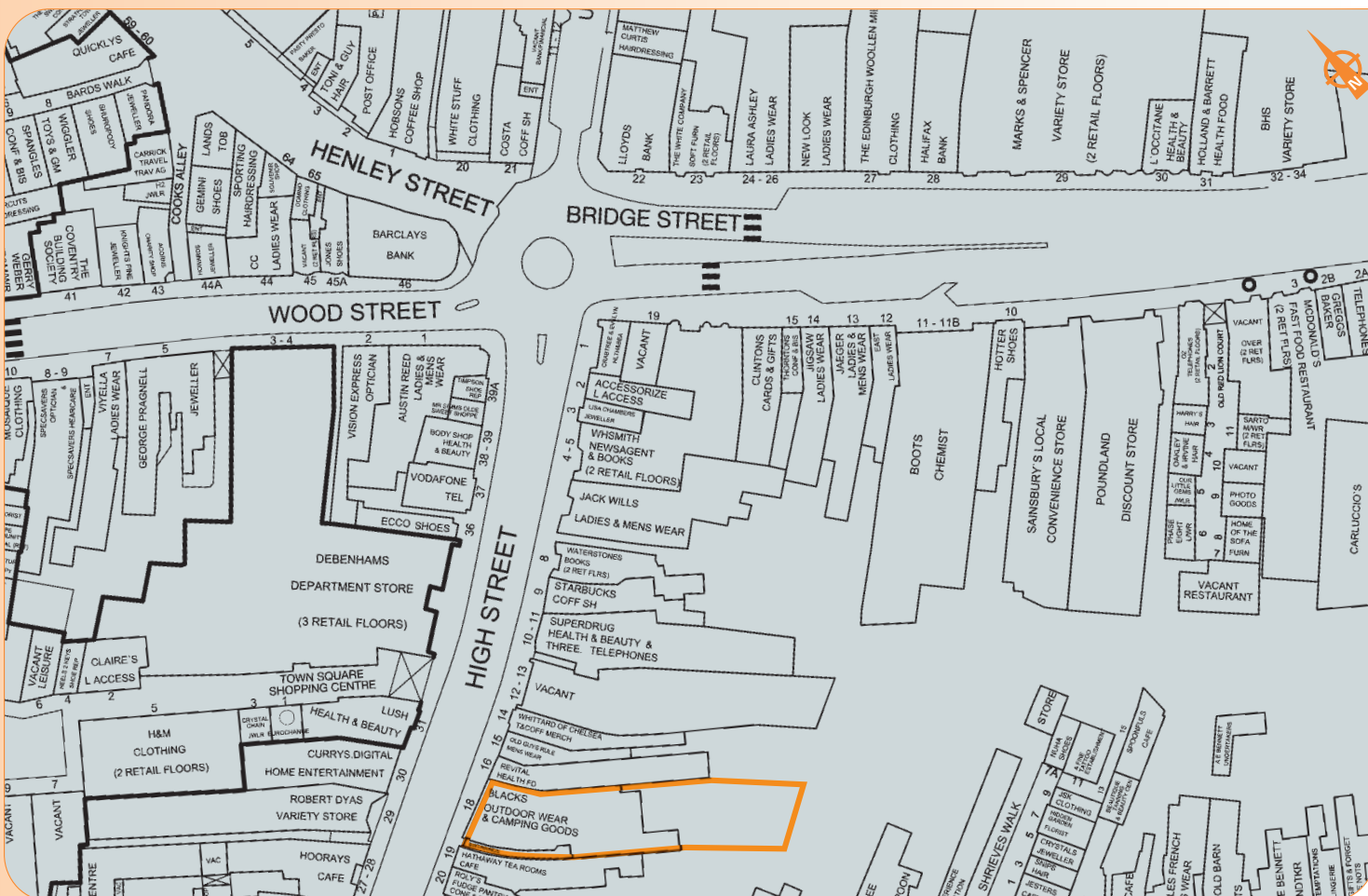
**CBRE**





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#### Location

Miles: 9 miles south-west of Warwick  
12 miles south-west of Royal Leamington Spa  
24 miles south of Birmingham  
Roads: A46, A429, M40 (Junction 15)  
Rail: Stratford-upon-Avon Railway Station  
Air: Birmingham International Airport

#### Situation

Stratford-upon-Avon is a historic and affluent market town popular with tourists due to its status as the birthplace of English playwright and poet William Shakespeare, as well as the home of the Royal Shakespeare Company at the Royal Shakespeare Theatre. The property is prominently situated in the heart of the town centre on the east side of the High Street opposite the Town Square Shopping Centre, anchored by Debenhams and close to Bridge Street, Wood Street, Henley Street and Sheep Street. Other nearby occupiers include H&M, Superdrug, Waterstones, Jack Wills, Laura Ashley, The White Company and Marks & Spencer.

#### Description

The property, a four storey period building, comprises ground floor retail accommodation with self-contained upper parts accessed from High Street comprising a restaurant on the first floor, ancillary accommodation on the second floor and residential accommodation (disused) on the third floor. The property also benefits from a garden to the rear.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Six Week Completion

#### Tenancy and accommodation

| Floor         | Use                   | Floor Areas (Approx) |                      | Tenant  | Term                     | Rent p.a.x.         | Review/<br>(Reversion)               |
|---------------|-----------------------|----------------------|----------------------|---|--------------------------|---------------------|--------------------------------------|
| Ground        | Retail/Ancillary      | 269.98 sq m          | (2,906 sq ft)        | <b>BLACKS OUTDOOR RETAIL LIMITED (1)</b>          | 10 years from 20/04/2010 | £100,000            | (19/04/2020)                         |
| First         | Restaurant            | 319.95 sq m          | (3,444 sq ft)        | <b>INDIVIDUALS (t/a Marlowe's Restaurant) (2)</b> | 15 years from 29/09/2012 | £26,000 (2)         | 29/09/2017 & 29/09/2022 (28/09/2027) |
| Second        | Ancillary             | 77.39 sq m           | (833 sq ft)          |   |                          |                     |                                      |
| Third         | Residential (disused) | 69.77 sq m           | (751 sq ft)          |   |                          |                     |                                      |
| <b>Totals</b> |                       | <b>737.09 sq m</b>   | <b>(7,934 sq ft)</b> |   |                          | <b>£126,000 (2)</b> |                                      |

(1) Blacks Outdoor Retail Limited is a subsidiary (and part of The Outdoor Division) of JD Sports Fashion plc. It currently trades from around 80 Millets and 74 Blacks stores. JD Sports Fashion plc are expanding Blacks Outdoor Retail Limited through corporate and single shop acquisitions, most recently acquiring Oswald Bailey Limited. (Source: www.jdplc.com and www.millets.co.uk).

(2) The tenant has recently vacated the property, but the Receivers have confirmed that the lease has not been disclaimed. There are arrears of rent and details are available in the legal pack.

#### For further details please contact:

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#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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#### Seller's Solicitors:

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