29 High Street Stratford-upon-Avon, Warwickshire CV37 6AU

Rent £100,000 per annum exclusive

lot 6

Highly Sought After Retail and Residential Investment

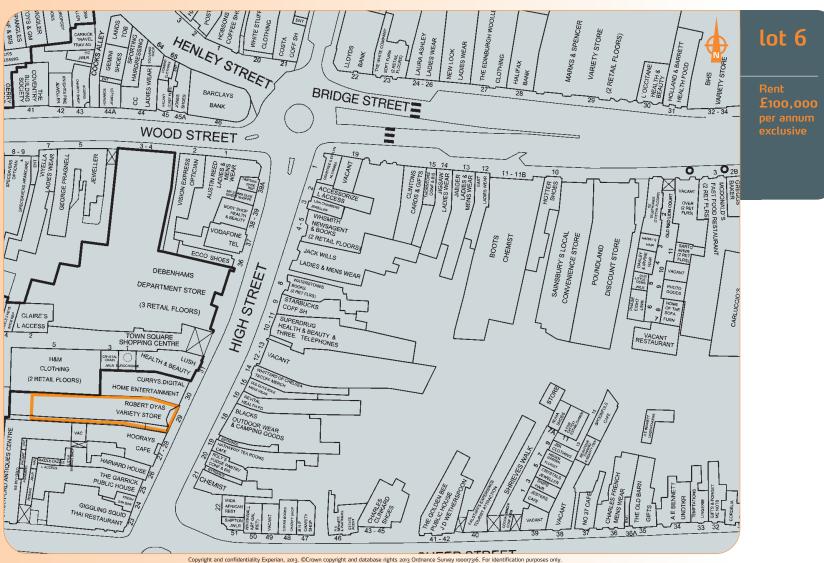
 Ground and part first floor let to Robert Dyas Holdings Limited

 Planning permission granted for conversion of self-contained 5 bedroom maisonette to 4 x one bedroom flats Historic and affluent tourist market town

 Nearby occupiers include H&M, Superdrug, Waterstones, Jack Wills, Laura Ashley, The White Company and Marks & Spencer



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Miles: 9 miles south-west of Warwick 12 miles south-west of Royal Learnington Spa 24 miles south of Birmingham

Roads:A46, A429, M40 (Junction 15)Rail:Stratford-upon-Avon Railway StationAir:Birmingham International Airport

Stratford-upon-Avon is a historic and affluent market town, popular with Stratoro-upon-Avon is a historic and antuent 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 west side of the High Street adjacent to 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.

The property, a three storey Grade II Listed building, comprises ground floor retail accommodation with office and ancillary accommodation on part first floor. The remainder of the first floor and second floor comprise a selfcontained five bedroom maisonette accessed from the High Street.

Majority Freehold. There is a small loading area to the rear that is held leasehold for a term of 99 years from 10th April 1972 at a peppercorn rent.

VAT VAT is applicable to this lot.

Plannin

Planning permission was granted on 23rd April 2014 for conversion of the part first and second floors from a five bedroom maisonette to 4 x one bedroom flats

For further information: Ref: 14/00558/LBC Stratford-on-Avon District Council

Elizabeth House, Church St, Stratford-upon-Avon, Warwickshire CV37 6HX

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 acco	enancy and accommodation							
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion	
Ground Part First	Retail Office/Ancillary	300.70 sq m 87.20 sq m		ROBERT DYAS HOLDINGS LIMITED (1)	15 years from 26/10/2004	£100,000	25/10/2019	
Part First & Second	5 Bedroom Maisonette	Not Meas	ured	VACANT				

Total Commercial Area 387.90 sq m (4,174 sq ft)

(1) For the year ending 29/03/2014, Robert Dyas Holdings Limited reported a turnover of £124,209,000, pre-tax profits of £5,087,000 and a total net worth of £14,271,000. (Source: Experian Group 13/01/2016)

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£100,000