

lot 6

Rent
£100,000 per
annum
exclusive

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

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

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 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.

Description

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 self-contained five bedroom maisonette accessed from the High Street.

Tenure

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.

Planning

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-upon-Avon District Council

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

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.	Reversion
Ground	Retail	300.70 sq m (3,236 sq ft)	ROBERT DYAS HOLDINGS LIMITED (i)	15 years from 26/10/2004	£100,000	25/10/2019
Part First	Office/Ancillary	87.20 sq m (938 sq ft)				
Part First & Second	5 Bedroom Maisonette	Not Measured	VACANT			
Total Commercial Area		387.90 sq m (4,174 sq ft)			£100,000	

(i) 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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