

lot 89

37 & 37a High Street
Bidford-On-Avon, Warwickshire B50 4BQ

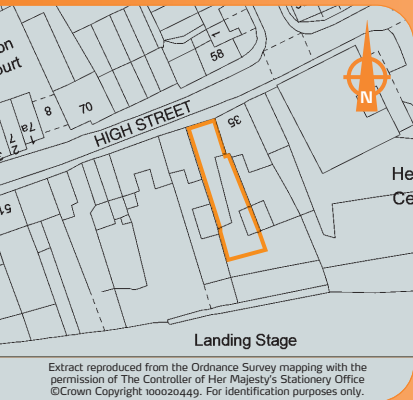
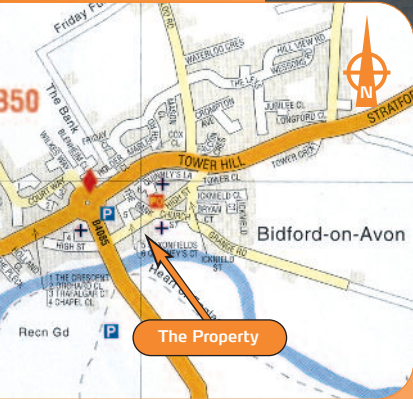
Rent
£9,751 per annum
exclusive (2)

Freehold Retail and Residential
Investment

- High Street Retail unit let until 2029 (subject to option)
- Commercial tenant in occupation since 2003
- Located in Popular Warwickshire village, 7 miles from Stratford-upon-Avon



On behalf of a Major
Fund Manager



Location

Miles: 7 miles south west of Stratford Upon Avon
18 miles east of Worcester
25 miles south of Birmingham
Roads: B4085, B439, A46
Air: Birmingham International Airport

Situation

Bidford-on-Avon is a popular riverside village in east Warwickshire some 7 miles south west of Stratford-upon-Avon. The property is located on the High Street which also houses a number of independent retailers including a bakery, butchers and pharmacy.

Description

The property comprises a ground floor retail unit and a self-contained residential flat at first floor which has been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
37	Ground	Retail	45 sq m (484 sq ft)	INDIVIDUAL t/a Bidford News	15 years from 31/03/2014 until 30/03/2029 (1)	£9,750 (2)	31/03/2019 and 31/03/2024
37a	First	Residential	Not Measured	INDIVIDUAL	999 years from 30/07/2004	£1	(29/07/3003)
Total Commercial Area			45 sq m (484 sq ft)			£9,751	

- (1) The lease provides an option to determine on 31/03/2020 and 31/03/2026.
(2) The tenant is currently paying a temporary rent of £6,400 pa on a rolling basis terminable by the landlord at any time.

For further details please contact:

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