

Lot 10

£147,500 per annum exclusive

23 Bridge Street, Stratford-upon-Avon, Warwickshire CV37 6AD

Prime Freehold Retail Investment



Tenancy and accommodation

Lot 10

£147,500 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	207.91 sq m	(2,238 sq ft)	THE WHITE COMPANY (UK) LIMITED (1)	10 years from 27/07/2011 until 26/07/2021 on a full repairing and insuring lease (2)	£147,500
First	Retail/Ancillary	187.19 sq m	(2,015 sq ft)			
Second	Ancillary	61.12 sq m	(658 sq ft)			
Total		456.23 sq m	(4,911 sq ft)			£147,500

(1) The White Company operates from 50 outlets in the UK, with store locations including Marylebone and Covent Garden in London and Marlow, Tunbridge Wells, Bath and Exeter. For the year ending 25th March 2017, The White Company (U.K.) Limited reported a turnover of £198,362,000, pre-tax profits of £17,312,000 and a total net worth of £22,643,000 (Sources: www.thewhitecompany.co.uk and Experian Group 07/06/2018).

(2) There is an outbuilding in the rear yard, the repairing liability of which is covered by a schedule of condition.

Key Details

- Let to The White Company (UK) Limited
- First class trading location between Stratford's retail offering and the tourist attractions of the Swan Theatre and Waterside
- Retailers nearby include Jo Malone, Jaeger, Jigsaw and L'Occitane, as well as Marks & Spencer, Laura Ashley Home, Boots the Chemist, Jack Wills, Caffè Nero and Body Shop
- Well configured shop with retail accommodation on the first floor
- Attractive and historic tourist market town

Location

Miles: 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. The property is located on the northern side of Bridge Street, close to its junctions with High Street, Henley Street, Wood Street and Union Street, in the heart of the town centre. Nearby occupiers include Jo Malone, Jaeger, Jigsaw, L'Occitane and Jack Wills, as well as Marks & Spencer, Boots, Laura Ashley Home and Lloyds and Barclays banks.

Description

The property comprises a ground floor shop, with further retail accommodation on the first floor and ancillary accommodation on the second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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