



FOR SALE

- Freehold Investment
- Mixed Use (A5/C3)
- Fully let on a 5 year lease
- Income £18,720pa
- 0.14 Acre plot
- Redevelopment Potential

£350,000

3-5 West Street
Shipston on Stour
CV36 4AL

**SHELDON
BOSLEY
KNIGHT**

3-5 West Street, Shipston on Stour, CV36 4AL

Location

Shipston is an expanding Cotswold market town situated in south Warwickshire. It sits near to both Gloucestershire and Oxfordshire borders.

The town centre is the focus of a flourishing and growing community. Shipston also has schools (primary & secondary), a medical centre, hospital, library and several sports clubs.

Road connections:

Stratford upon Avon (11 miles), Banbury (14 miles) M40 J11, Warwick (17 miles) M40 J15, Leamington Spa (18 miles).

Description

A 3-storey mixed use property comprising an A5 use Chinese takeaway premises and a four bedroom flat. The property sits on a plot of approximately 0.14 acres with vehicular access onto New Street at the rear.

The property sits on the A3400, the main arterial route running through the town centre. It benefits from excellent visibility to its large retail display.

Within the plot is a two bay open sided brick garage and store which there is a lapsed planning permission for conversion to a one bedroom dwelling.



Investment Summary

The property is for sale subject to a five year lease from 25th November 2019 at an initial rent of £18,720pa on full repairing and insuring terms. The lease is within S24-28 of the LTA 1954.

Accommodation

Retail	M2	Sq. Ft
Sales Area	37.44	403
Kitchens	29.75	320
Store/Stock	48.33	520
Staff WC		
Commercial NIA	123.19	1,326
Residential		
First Floor	59.99	646
Second Floor	36.24	390
Residential Subtotal GIA	96.23	1,036
Total GIA	219.42	2,632

Services & Business Rates

Mains water, drainage, gas and electricity are understood to be connected.

Legal costs

Each party will be responsible for their own legal costs.

Viewing

To discuss the property please contact Mark Treadwell or Jenny Jackson on 01789 387882

Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Stratford-Upon-Avon
Stratford Business Park,
Banbury Road,
Stratford-Upon-Avon
Warwickshire, CV37 7GZ
Tel: 01789 387882

Shipston-on-Stour
The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Evesham
1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: 01386 414900

Evesham (Commercial)
6 Abbey Lane
Evesham
Worcestershire
WR11 4BN
Tel: 01386 765700



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