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**HIGH STREET, SHIPSTON ON STOUR – COMMERCIAL INVESTMENT**



**23a HIGH STREET  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4AJ**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 junction 11).

**A WELL-LOCATED INVESTMENT PROPERTY WITH GROUND FLOOR RETAIL AREA AND OFFICES OVER SITUATED IN THE TOWN CENTRE.**

**GROUND FLOOR RETAIL AREA EXTENDS TO ABOUT 543 sqft/50.45 sqm AND INCORPORATES A COMMERCIAL KITCHEN, CLOAKROOMS AND CELLAR.**

**TWO/THREE FIRST FLOOR OFFICES EXTENDING IN ALL TO ABOUT 334 sqft/31.02 sqm. SHOWER ROOM AND KITCHEN.**

**Viewing through Shipston on Stour office  
Tel: 01608-663788 email: [shipston@seccombes.co.uk](mailto:shipston@seccombes.co.uk)**

**Shipston on Stour** is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

**23a High Street** is situated on the corner of the High Street and Sheep Street in the centre of Shipston on Stour close to a pedestrian walkway through to the Telegraph Street car park. The property occupies a corner position, is Grade II listed and is situated in one of the older parts of the town, close to some of the established and traditional shops and offices.

The retail sales area is double aspect fronting onto the High Street and Sheep Street with the first floor currently being used as offices.

The property is currently leased to Mrs Brown's Tea Rooms Ltd which is a successful tearoom/coffee shop in the centre of the town.

The **Ground Floor Retail Sales Area** extends to about 534 sqft/50.45 sqm and incorporates a commercial kitchen beyond which is a hallway off which is situated gents and ladies' cloakrooms, a meter cupboard and store cupboard.

A doorway leads down into a **cellar** divided into three areas extending in all to about 205 sqft/19.00sqm.

**MFF/S2980/F002/13.07.2023**

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**First Floor** with landing/lobby and two/three offices extending to about 334 sqft/31.02 sqm.

**Office One** about 13'1"/3.99m x 11'3"/3.43m.

**Office Two** about 11'2"/3.41m x 10'0"/3.05m,

**Office Three/Box Room** about 6'10"/2.08m x 6'8"/2.03m.

**Kitchen** about 11'9"/3.58m x 7'9"/2.36m.

**Shower Room**

Alternatively, the offices could provide accommodation for a one-bedroom flat (subject to the necessary planning consents).

#### **GENERAL INFORMATION**

##### **Tenure**

The property is offered freehold with vacant possession subject to a lease held on the property by Mrs Brown's Tea Rooms Ltd until 10 April 2025.

##### **The Lease**

23a High Street is let to Mrs Brown's Tea Rooms on a ten-year lease from and including 11 April 2015 to 10 April 2025 on an internal repairing and decorating, and external decorating lease with rent reviews in the third, sixth and ninth years. In addition, the tenant is required to reimburse the landlord for the costs of the building insurance premium.

The current rent is £16,500 per annum exclusive of outgoings and the building insurance premium.

A copy of the lease is available for inspection at the selling agents' offices.

##### **Business Rates**

These are payable to Stratford on Avon District Council. The business rateable value for the property is £12,500 with business rates payable of £5501.48 for the year 2023/2024. Dependent on the status of the occupier, small business rate relief may be available.

##### **VAT**

The landlord has not waived his exemption to VAT. Therefore, VAT is not chargeable on the rent.

##### **Uses & Restrictions**

It is understood the ground floor retail premises at 23a High Street, Shipston on Stour has A1 use class (retail)

##### **Services**

Mains electricity, water and drainage are connected to the property.

##### **Directions**

Leave The High Street in the centre of Shipston on Stour between Lloyds Bank and McColl's newsagents. 23a High Street is situated on the right after approximately 25 yards at the junction of High Street and Sheep Street.

##### **Postcode CV36 4AJ**

##### **IMPORTANT NOTICE**

These particulars have been prepared in good faith, it should be noted the photographs were taken in March 2022 and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

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