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BIRMINGHAM HOUSE, SHIPSTON ON STOUR

BIRMINGHAM HOUSE 8/10 CHURCH STREET SHIPSTON ON STOUR WARWICKSHIRE CV36 4AP

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 at Junction 11).

A GREAT OPPORTUNITY TO ACQUIRE A GRADE II LISTED MIXED RESIDENTIAL/ COMMERCIAL PROPERTY IN NEED REFURBISHMENT SITUATED IN THE CENTRE OF THE TOWN WITH ENCLOSED GARDEN AND OFF ROAD PARKING.

Hallway with Cloakroom off, Living Room, Dining/Kitchen, Four Bedrooms, Bathroom, Two principle Commercial/ Retail Rooms, Former kitchen/Storerooms/Office, with Mezzanine over. Electric Heating, Enclosed Garden with Off Road Parking.

Gross internal area about 3181sqft/296sqm

Viewing through Seccombes Estate Agents, Shipston on Stour
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- **Shipston on Stour** is a popular former market town with an attractive Georgian centre 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.
- There are grammar schools locally at Alcester and Stratford upon Avon.
- 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 mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

- **Birmingham House, 8/10 Church Street** is Grade II listed, understood to date form the mid 18th Century and has mixed commercial/residential use.
- The property, which is in need of refurbishment, offers a wonderful opportunity well located in the centre of Shipston on Stour.
- Features within the property include two fine fireplaces, exposed beams and timbers together with a fine flagstone floor in the principle commercial room.
- Beyond is a large showroom which has been used as a small auditorium/mini theatre room.
- On the first and second floors are four bedrooms and a bathroom together with a mezzanine room over its back storeroom/office.
- Outside to the back is an enclosed garden with off road parking.
- **Entrance Hall** with quarry tiled floor with **Utility Area** off leading through to a **Cloakroom** with w.c and wash hand basin.
- **Inner Lobby** with stairs to **First Floor**
- **Living Room** with inglenook fireplace (sealed) with brick back, painted beams and timbers, part exposed stone walling.
- **Dining/Kitchen** with quarry tiled floor with fitted kitchen including a pine dresser.
- **Side Lobby** and door to **Garden**.
- **Principle Commercial/Retail Room** with inglenook fireplace incorporating a former range, flag stone floor, built in shelving with glazed doors, pine door leading through to split level inner **Office/Shop/Retail Room** being a former kitchen and store.
- Two further rooms with potential for further commercial use such as **Retail Area/Office/Storage**. One with loft ladder access to a **Mezzanine Floor**.



- **First Floor Landing** with stairs up to the Second Floor with part exposed stone walling, **Bedroom Two** with exposed pine boarded flooring, wash hand basin.
- **Bedroom One** with exposed painted beams and timbers window seat, stairs to **Second Floor Bedroom Four**, and door to bedroom three over part of inner show/retail room.
- **Second Floor Landing** with exposed beams and timbers, **Bathroom** with bath with shower attachment, w.c., wash hand, shelved airing cupboard. **Bedroom Four** with fine exposed beams and timbers.
- Outside to the back is an **Enclosed Garden** with **Off Road Parking**.

Use Class

It is understood the ground floor retail/commercial premises at Birmingham House has A1 use class (retail).

Services

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

Directions

Birmingham House is situated in the centre of Shipston on Stour between the Horseshoe Inn and the town's Library fronting onto Church Street (A3400)

Postcode CV36 4AP

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Flying Freehold

The library is situated next door to Birmingham House and has a flying Freehold over the hallway

Planning

It is considered, subject to obtaining the necessary planning and listed building consents the property offers a number of opportunities including the scope of creating a fine individual single house with the possibility of having a self contained unit together with retail and/or office /commercial use.

Council Tax

This is payable to Stratford on Avon District Council. 10 Church Street is listed in band D.

Business Rates

These are payable to Stratford on Avon District Council. The Business Rateable Value for 8 Church Street is £6,500 with Business Rates payable of £2776.94 for the year 2023/2024. Dependent on the status of the occupier Small Business Rate Relief maybe available.

IMPORTANT NOTICE

These particulars have been prepared in good faith 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.

MFF/S3144/F003/03.10.2023



FLOOR PLANS

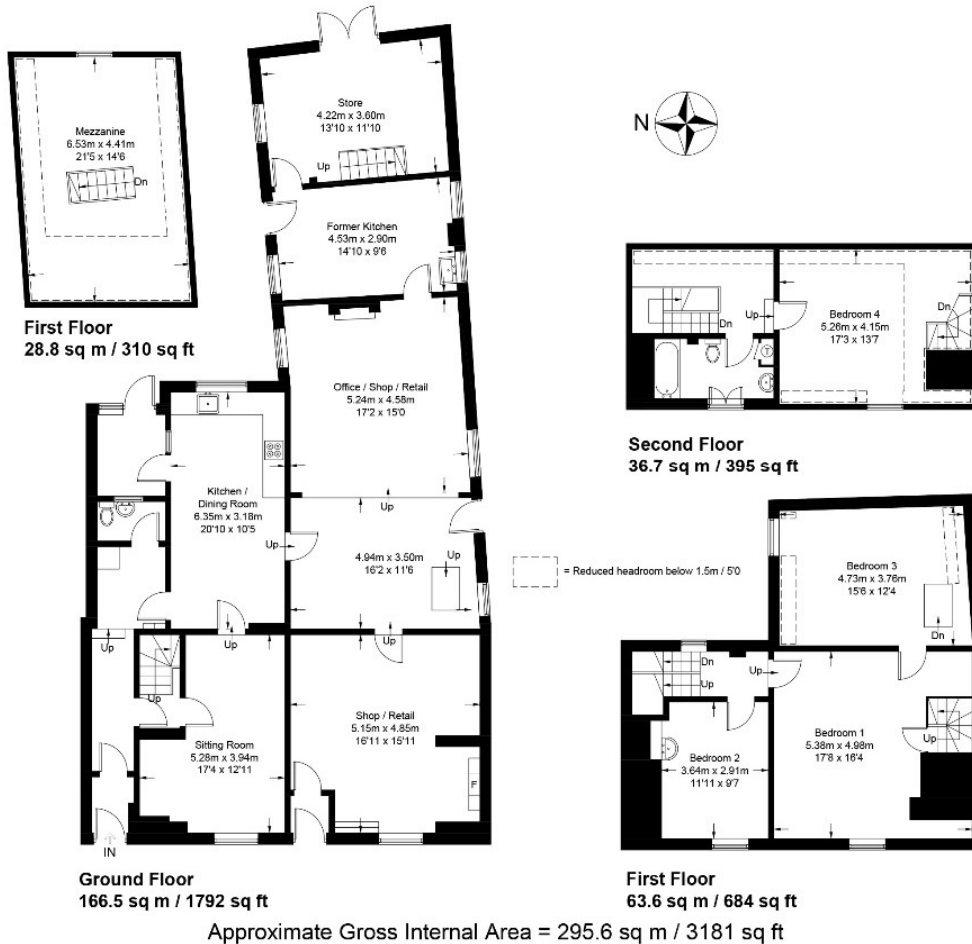


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1011664)



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