



18 SHEEP STREET, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**18 SHEEP STREET  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4AF**

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).

**AN OUTSTANDING TOWN CENTRE PROPERTY WITH GROUND FLOOR RETAIL PREMISES, TWO FIRST FLOOR OFFICES/STOCKROOMS AND SPACIOUS 3/4 BEDROOM APARTMENT. ROOF GARDEN AND TWO CAR PARKING SPACES.**

**Ground Floor Retail Premises**

extending to some 903 sq ft/84 sq m.

**Two First Floor Offices/Stockrooms**

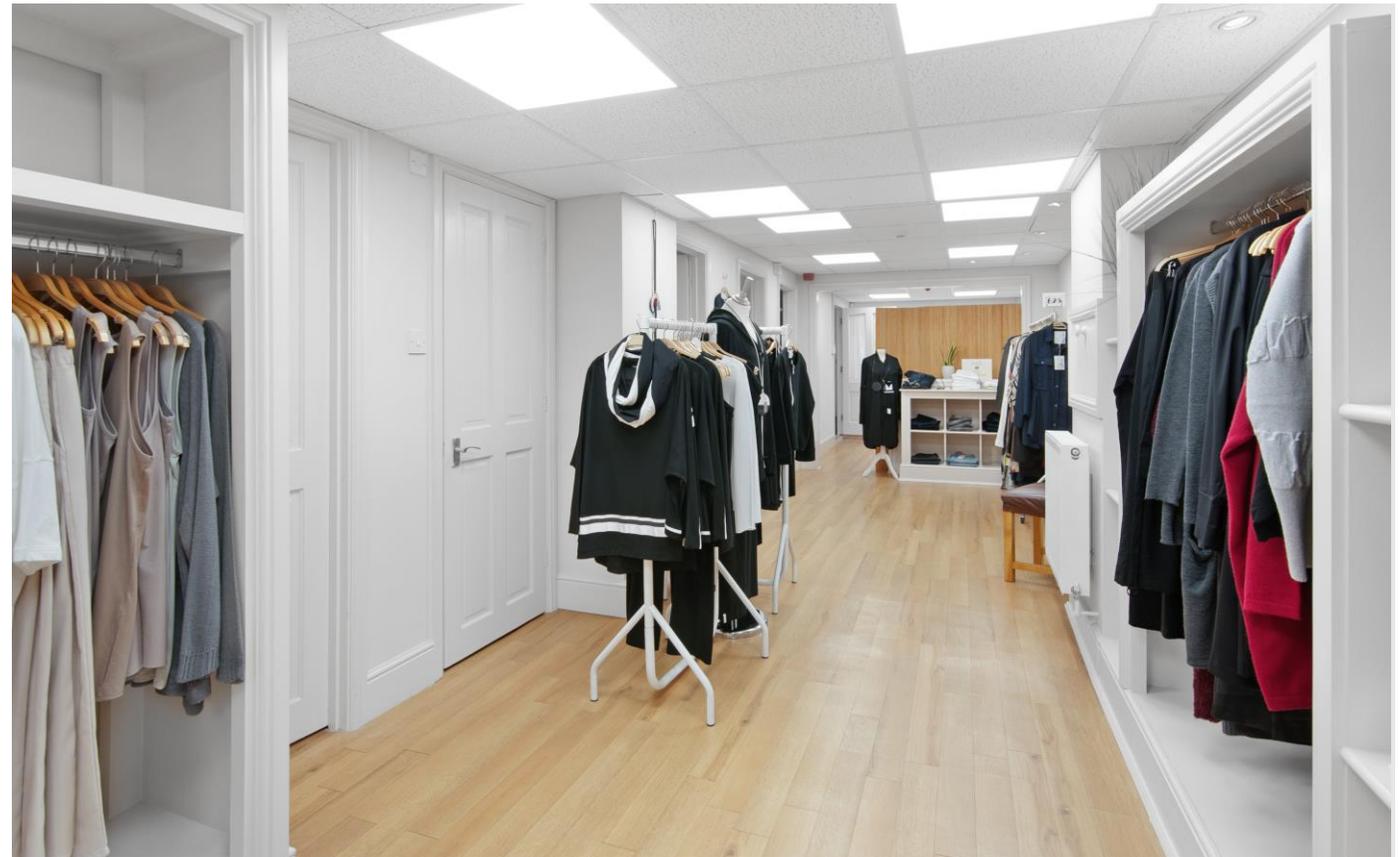
extending to some 317 sqft m/29.5 sqm.

**Three Story Apartment** with Separate Access comprising Living Room, Kitchen, Three Bedrooms, Dressing Room/Bedroom Four, Bathroom. Roof Garden. Two Off-Road Car Parking Spaces

**Viewing through**

**Secombes Estate Agents, Shipston on Stour**

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- **Shipston on Stour**, a historic former market town with an attractive Georgian centre is situated in the undulating South Warwickshire countryside.
- 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, Oxford, Warwick and Leamington Spa are easily accessible.
- **18 Sheep Street** is an outstanding town centre property with ground floor **retail premises** and **three/four-bedroom apartment** over. In addition, there are two first floor

**offices/stockrooms**, together with **two off-road parking spaces**.

- In addition to the **retail premises** there is the opportunity of having a wonderful home above with **roof garden**.
- With separate accesses through the **retail premises** and apartment, the property offers scope to be contained as one unit or divided into two separate units as a possible investment.

**RETAIL PREMISES**

- The shop premises with full frontage display window, is bright and airy, well presented and spacious incorporating the **counter/reception area**, **two changing rooms**, **storeroom**, **kitchen** and **cloakroom**.
- The principal access is on to Sheep Street.



### THE APARTMENT

- The **apartment** offers spacious and well-proportioned accommodation with an independent access from Sheep Street leading up to the first floor with the living room with **sitting** and **dining** areas, two bay windows and a Living Flame gas fire.
- Open to **kitchen** incorporating electric hot point oven with five-ring gas hobs above, two bowl and two drainer stainless steel sink unit with fitted cupboards under with second built in electric oven beside. Door to **roof garden**.
- On the **second floor** is the principal bedroom with built-in hot water tank cupboard, adjoining which is a fitted **dressing room/bedroom four**.

- **Bathroom** with jacuzzi spa bath and shower, w.c., wash hand basin with built-in cupboard under, heated towel rail and utility cupboard.
- On the **second floor** (into eaves) are **two further bedrooms** (one currently used as an office) with **bathroom** off .
- **Roof garden** is approached from either the **kitchen** or the passageway from the **offices/storeroom**, is enclosed and offers privacy. Situated to the back and approached from the Telegraph Streetcar park are **two off road parking spaces**.
- Approached from the back hallway, stairs lead up to **two offices/stockrooms**, one with an **ensuite cloakroom** with w.c. and wash hand basin.



## GENERAL INFORMATION

### Tenure

The property is offered freehold with vacant possession.

### Planning

It is understood the Retail shop has Use Class A1.

### Council Tax

These are payable to Stratford on Avon District Council. The apartment is listed in Band D.

### Business Rates

The retail shop has a rateable value is £11,500 and the current rates payable for the year 2023/2024 is £5,738.50. Dependent on the status of the occupier Small Business Rate Relief maybe available.

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

### Services

Mains electricity, gas, water and drainage are connected to the property. It is understood the main gas-fired boiler provides central heating and hot water services for both the retail shop and apartment. The retail premises and apartment are separately metered for electricity.

### Energy Performance Certificate

#### The Retail Shop

Current: 84 (D)

#### The Apartment

Current 45 (E) Potential 75(C)

### Directions

**Postcode CV36 4AF**

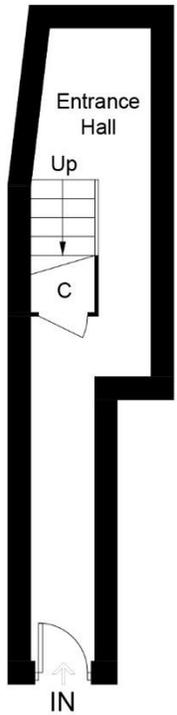
From the High Street in the centre of Shipston on Stour proceed into Market Place and after about 20 yards turn left into The Bury and 18 Sheep Street is situated straight ahead on the left.

### IMPORTANT NOTICE

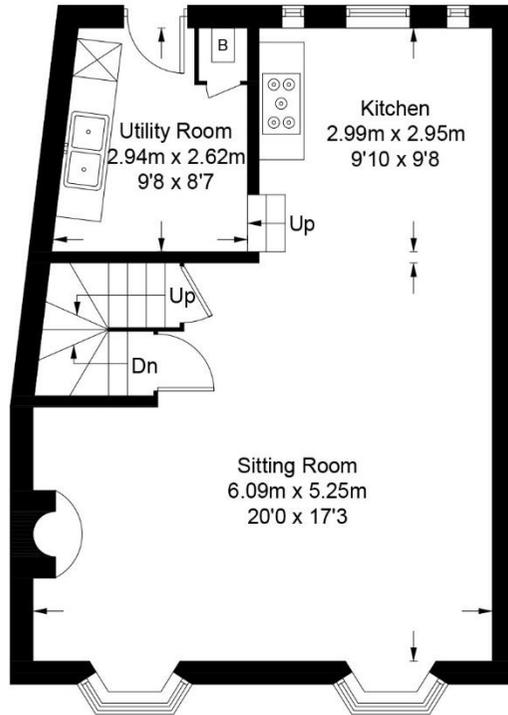
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3145/15.11.2023

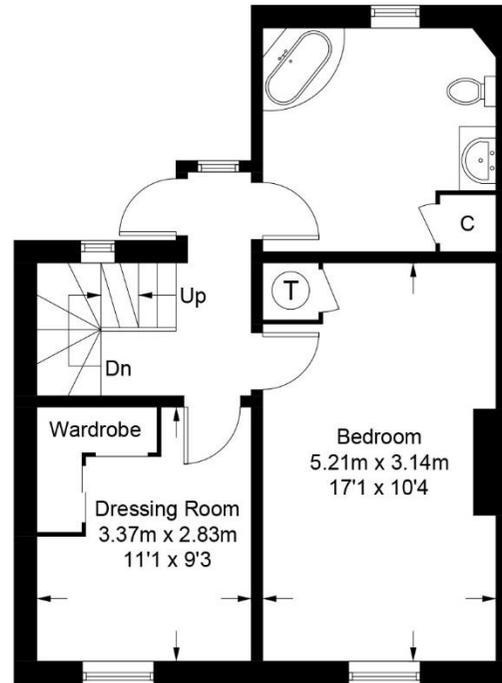




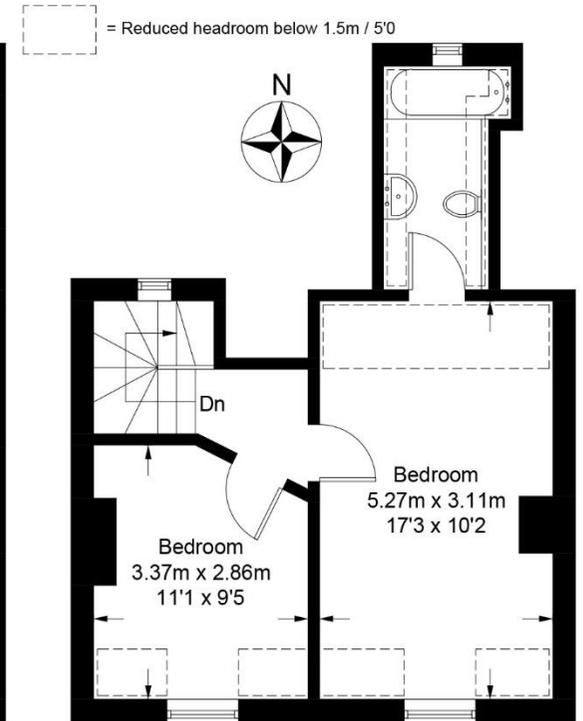
**Ground Floor**  
10.4 sq m / 112 sq ft



**First Floor**  
50.3 sq m / 541 sq ft



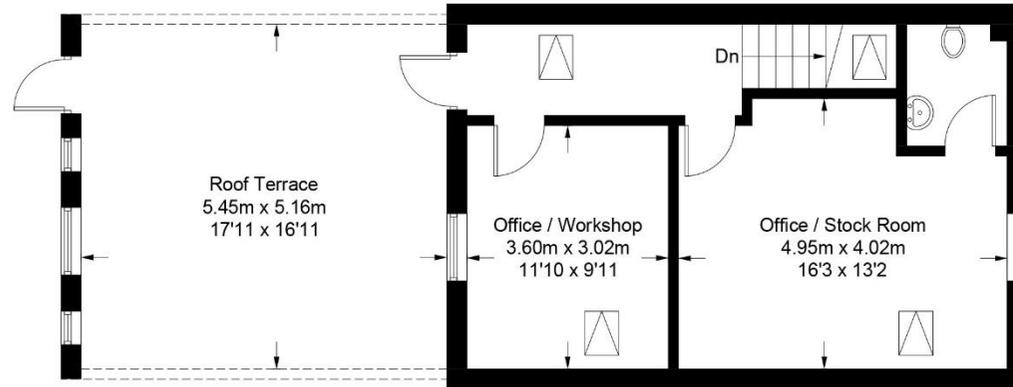
**Second Floor**  
42.8 sq m / 461 sq ft



**Third Floor**  
35.3 sq m / 380 sq ft

Approximate Gross Internal Area = 138.8 sq m / 1494 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1021485)



**First Floor = 41.2 sq m / 443 sq ft**



**Ground Floor = 106 sq m / 1141 sq ft**

Approximate Gross Internal Area = 147.2 sq m / 1584 sq ft  
(Excluding Roof Terrace)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1021484)

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