

Lot 3, 11/11a Union Street, Stratford-upon-Avon, Warwickshire CV37 6AE

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Entirely let to Dogs Trust Trustee Limited (t/a Dogs Trust)
- Lease expires 15/06/2025
- June 2020 tenant break option not exercised
- Historic and affluent market town
- Nearby retailers include Jo Malone, White Stuff, The White Company, The Body Shop, Marks & Spencer, Lloyds Bank, Barclays Bank, Boots the Chemist and WHSmith

Lot

3

Auction

30th March 2023

Rent

£30,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 9 miles south-west of Warwick, 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 home of the Royal Shakespeare Company at the Royal Shakespeare Theatre, located very close by. The property is prominently situated in the heart of the town centre, close to its junction with Bridge Street. Nearby retailers include Jo Malone, White Stuff, The White Company, The Body Shop, Marks & Spencer, Lloyds Bank, Barclays Bank, Boots the Chemist and WHSmith.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises a charity shop arranged on the ground, lower ground and first floors.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	58.70	(632)	DOGS TRUST TRUSTEE LIMITED (t/a Dogs Trust) (2)	10 years from 15/06/2015	£30,000
Lower Ground	Ancillary	46.30	(498)			
First	Ancillary	54.30	(584)			
Total		159.30	(1,714)			£30,000

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) Dogs Trust is the largest dog welfare charity in the UK, caring for over 10,000 dogs each year. They currently trade from over 22 stores across the UK, and for the year ending 31/12/2021 reported a turnover of £119,500,000.

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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Hamllins LLP
Roxburghe House, 273-287 Regent Street
London
W1B 2AD

John Leasure
+44 (0) 20 7355 6073
john.leasure@hamllins.com

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September 2020