

Lot 5, 2/2a Bridge Street, Stratford-upon-Avon, West Midlands CV37 6AB

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Retail Investment in Historic Town

www.acuitus.co.uk

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Property Information

Freehold Retail Investment in Historic Town

- Recently let on new 10-year lease from April 2024 (No breaks)
- Historic and affluent market town
- Nearby retailers include Jo Malone, White Stuff, The White Company, Caffè Nero, Marks & Spencer, Holland & Barrett, McDonald's, Boots the Chemist, Superdrug and WHSmith
- VAT-free investment

Lot

5

Auction

25th September 2024

Rent

£55,000 per Annum Exclusive
(3)

Sector

High Street Retail

Status

Available

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 an 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, on the south side of Bridge Street. Nearby retailers include Jo Malone, White Stuff, The White Company, Caffè Nero, Marks & Spencer, Holland & Barrett, McDonald's, Boots the Chemist, Superdrug and WHSmith.

Tenure

Freehold.

EPC

Band E

Description

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

VAT

VAT is not 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.	Rent Review
Ground First	Retail/Ancillary Ancillary	73.85 55.18	(795) (594)	T4 STRATFORD UPON AVON LTD (t/a T4 Tea For U) (2)	10 years from 03/04/2024 on full repairing and insuring lease	£55,000 (3)	03/04/2029 and 03/04/2034
Total		129.03	(1,389)			£55,000	

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

(2) Tea For U is an authentically crafted Taiwanese and Bubble Tea shop, established in 2004. They are the biggest and most established premises-based Bubble Tea brand in the UK, and have stores in over 60 locations in the UK, including London, Bristol, Birmingham, Manchester, Bournemouth and Cambridge (www.t4.co.uk)

(3) Under the terms of the lease, the current passing rent is £40,000 p.a.x subject to a fixed rental increase on 03/06/2025 to £50,000 p.a.x., and on 03/06/2026 to £55,000 p.a.x. and then an open market upward only rent review on 03/04/2029. The Seller will pay to the Buyer the difference between the current rent reserved from completion of the sale until 03/06/2026, therefore the property will effectively produce £55,000 p.a.x. from completion of the sale - please see Special Conditions of Sale.

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2024