

Stratford-upon-Avon

29 High Street,
Warwickshire
CV37 6AU

- Long Leasehold Self-Contained Five Bedroom Maisonette Extending to (GIA) Approximately 227.98 sq m (2,454 sq ft)
 - Planning Permission for Conversion to provide 4 x One Bedroom Flats
 - Situated within a Grade II Listed Building
 - In the heart of the town centre
- Vacant Possession**



To View

Please email: laura.kerr@allsop.co.uk using the subject heading 'Lot 63'

Seller's Solicitor

Messrs Shepherd and Wedderburn
(Ref: L McLeod).
Tel: 0207 429 4959.
Email: lauren.mcleod@shepwedd.co.uk

**VACANT –
Leasehold Maisonette with Planning
Permission**



Tenure

Long Leasehold. The property is to be held on a new lease for a term of 999 years from date of completion at a peppercorn ground rent.

Location

The property is located in the centre of the historic market and tourist town of Stratford-upon-Avon and is situated on the east side of the High Street, next to the Town Square Shopping Centre, which is being redeveloped to include a Vue cinema. Stratford-upon-Avon, the birthplace of William Shakespeare, has a population of 28,000 and is situated approximately 83 miles to the north-west of London and 22 miles to the south-east of Birmingham. It receives an estimated 4.9 million visitors a year. An extensive range of shops is available in the town centre, where occupiers include Debenhams, H&M, Superdrug, Waterstones, Jack Wills, Laura Ashley, The White Company and Marks & Spencer. The town also benefits from many bars and restaurants, as well as the Royal Shakespeare Theatre, which is located nearby. National Rail services run from Stratford-upon-Avon Rail Station, whilst the nearby A46 provides access to the M40 Motorway.

Description

The property comprises a leasehold self-contained first and second floor maisonette, with its own entrance from the High Street. It is situated within a Grade II Listed mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is to be offered with planning permission for the conversion of the existing maisonette to create 4 x one bedroom self-contained flats.

Accommodation

First Floor – Open Plan Kitchen/Dining Room, Double Reception Room, Two Bedrooms with access to Separate WC with wash basin
Second Floor – Master Bedroom with En-Suite Bathroom, WC and wash basin, Bedroom through to Further Bedroom and Bathroom with WC and wash basin

Planning

Local Planning Authority: Stratford-upon-Avon District Council.
Tel: 01789 267575.

The property is to be offered with planning permission (Application No.14/00556/FUL) and Listed Building Consent (Application No.14/00558/LBC) dated 23rd April 2014 for the 'conversion of first and second floors from one residential unit to 4 x one bedroom flats (internal alterations only)'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.