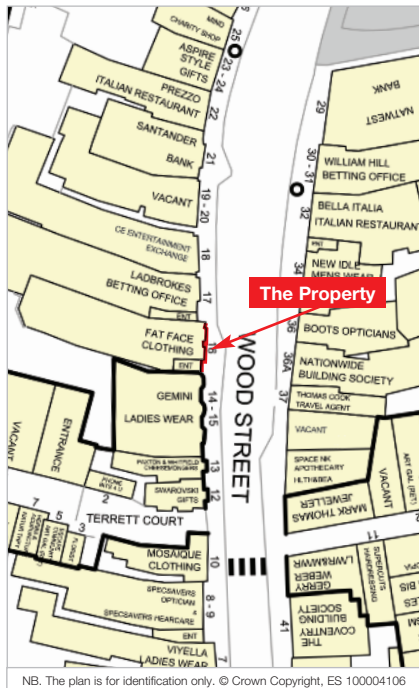


Stratford-upon-Avon

16 Wood Street
Warwickshire
CV37 6JF

- Attractive Well Located Freehold Shop and Residential Investment
- Shop let to Fatface Limited on a lease expiring 2019
- Includes four self-contained flats let on Assured Shorthold Tenancies
- Historic and affluent tourist market town
- Total Current Rents Reserved
£105,420 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Stratford-upon-Avon, internationally famous for being the birthplace and home of William Shakespeare, attracts approximately 3 million visitors each year. The town is located in the heart of Warwickshire and lies on the River Avon.

The property is situated in the town centre on Wood Street, which is one of the principal shopping areas of the town and is located midway between Rother Street and the High Street. Occupiers close by include Santander, Nationwide Building Society, Boots Opticians, Prezzo, Thomas Cook Travel Agent, Debenhams and Specsavers amongst a variety of other retailers and restaurants.

Description

The property is arranged on ground and two upper floors to provide an attractive Grade II listed building with a double fronted shop at ground floor level. The retail benefits from rear access rights from a service yard. Four self-contained residential units are located on the first and second floors and enjoy separate access from Wood Street.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

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

Seller's Solicitor Ian Stewart, Pinsent Masons LLP. Tel: 0121 625 3266 e-mail: ian.stewart@pinsentmasons.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16	Fatface Ltd (1)	Gross Frontage (inc first floor entrance) 8.65 m (28' 4") Net Frontage 5.90 m (19' 4") Shop Depth 29.90 m (98' 1") Built Depth 33.60 m (110' 3") Ground Floor 219.70 sq m (2,365 sq ft)	15 years from 01.10.2004 Rent review every 5 years Effective FR & I	£75,000 p.a.	Reversion October 2019
Flat 1	Individual/s	Maisonette – Three Rooms, Kitchen, Bathroom	6 Month Assured Shorthold Tenancy from 05.08.2013	£8,100 p.a.	Holding over
Flat 2	Individual	Second Floor Flat – One Room, Lounge/Kitchen, Bathroom (2)	6 Month Assured Shorthold Tenancy from 28.08.2015	£7,020 p.a.	Holding over
Flat 3	Individual/s	Second Floor Flat – One Room, Lounge/Kitchen, Bathroom	6 Month Assured Shorthold Tenancy from 04.11.2015	£7,800 p.a.	Reversion May 2016
Flat 4	Individual	Second Floor Flat – One Room, Lounge/Kitchen, Bathroom	6 Month Assured Shorthold Tenancy from 27.03.2015	£7,500 p.a.	Holding over

(1) www.fatface.com

For the year ended 30th May 2015, Fatface reported a turnover of £205.181m, a pre-tax profit of £13.473m, shareholders' funds of £104.535m and a net worth of £102.474m.

(Source: Experian 16.02.2016.)

(2) Not inspected by Allsop.

Total £105,420 p.a.