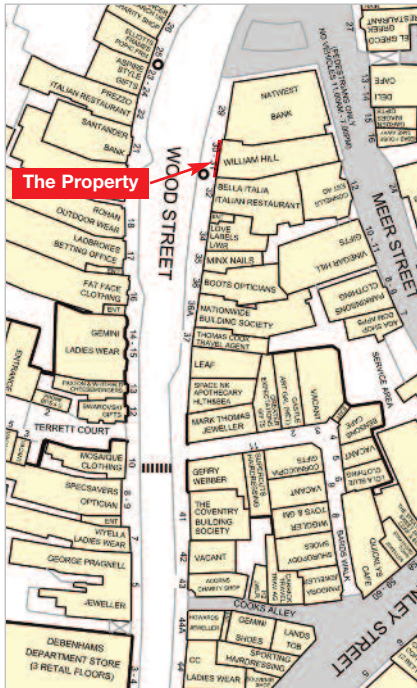


# Stratford-upon-Avon

30/31 Wood Street  
CV37 6JG

- **Freehold Betting Shop Investment**
- Comprising a total of 316.5 sq m (3,407 sq ft)
- Entirely let to William Hill on a lease expiring in 2033 (1)
- Located close to Town Square Shopping Centre, located between NatWest and Bella Italia
- Rent Review 2018
- Current Rent Reserved  
**£50,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

The historic market town of Stratford-upon-Avon is an extremely popular tourist destination being famous as the birthplace of William Shakespeare and which receives 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, close to its junction with Meer Street and Rother Street. The property is close to an entrance to Town Square shopping centre and situated between NatWest and Bella Italia. Other occupiers close by include Prezzo, Santander (both opposite), Fat Face, Specsavers, Nationwide, Thomas Cook, Boots Opticians, Ladbrokes and Coral.

**Description**

The property is arranged on ground and one upper floor to provide a ground floor betting shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	9.1 m	(29' 11")
<b>Net Frontage</b>	8.0 m	(26' 4")
<b>Shop/Built Depth</b>	27.7 m	(90' 10")

<b>Ground Floor</b>	168.9 sq m	(1,818 sq ft)
<b>First Floor</b>	147.6 sq m	(1,589 sq ft)
<b>Total NIA</b>	316.5 sq m	(3,407 sq ft)

**Tenancy**

The entire property is at present let to WILLIAM HILL ORGANIZATION LIMITED for a term of 20 years from 3rd May 2013 at a current rent of £50,000 per annum. The lease provides for rent reviews every fifth year of the term, contains full repairing and insuring covenants. There is a lessee's option to determine at the tenth year (1).

**Tenant Information**

William Hill have been established since 1934 and currently trade from some 2,390 branches throughout the UK. Website Address: [www.williamhillplc.com](http://www.williamhillplc.com)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Rating 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** Simon Glick, Lynch Hall & Hornby. Tel: 0208 864 0722 e-mail: [simon.glick@lynch-hall.co.uk](mailto:simon.glick@lynch-hall.co.uk)