

LEASE FOR ASSIGNMENT ON THE INSTRUCTIONS OF



**PRIME SHOP
16 HIGH STREET
STRATFORD UPON AVON
CV37 6AU**

LOCATION

Historic Stratford Upon Avon attracts over 1.2 million visitors each year who contribute to its vibrant retail environment.

This property is in the prime retail location of the town, adjacent to Blacks, with other nearby retailers include Whittard, Lush, HMV, Debenhams and soon to open Jack Wills.

ACCOMMODATION:

The unit has the following approximate dimensions and areas:-

Internal width: 13ft 3ins 4.04 m
Ground floor sales: 1,034 sq ft 96.06 sq.m.
Ground floor storage: 522 sq.ft 48.49 sq.m.
First floor stock room: 641 sq ft 59.55 sq.m.

TENURE

The shop is held on a 15 year lease from December 1999 at a current passing rent of £62,000 per annum exclusive which increases annually by £1,000 increments from 25th December 2011.

TERMS

Upon request

RATES

According to the Valuation Office website the property has a 2010 ratable value of £66,000 however tenants are advised to make their own enquiries.

COMMERCIAL LEASE CODE OF PRACTICE

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



Taken February 2011

COSTS

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by appointment

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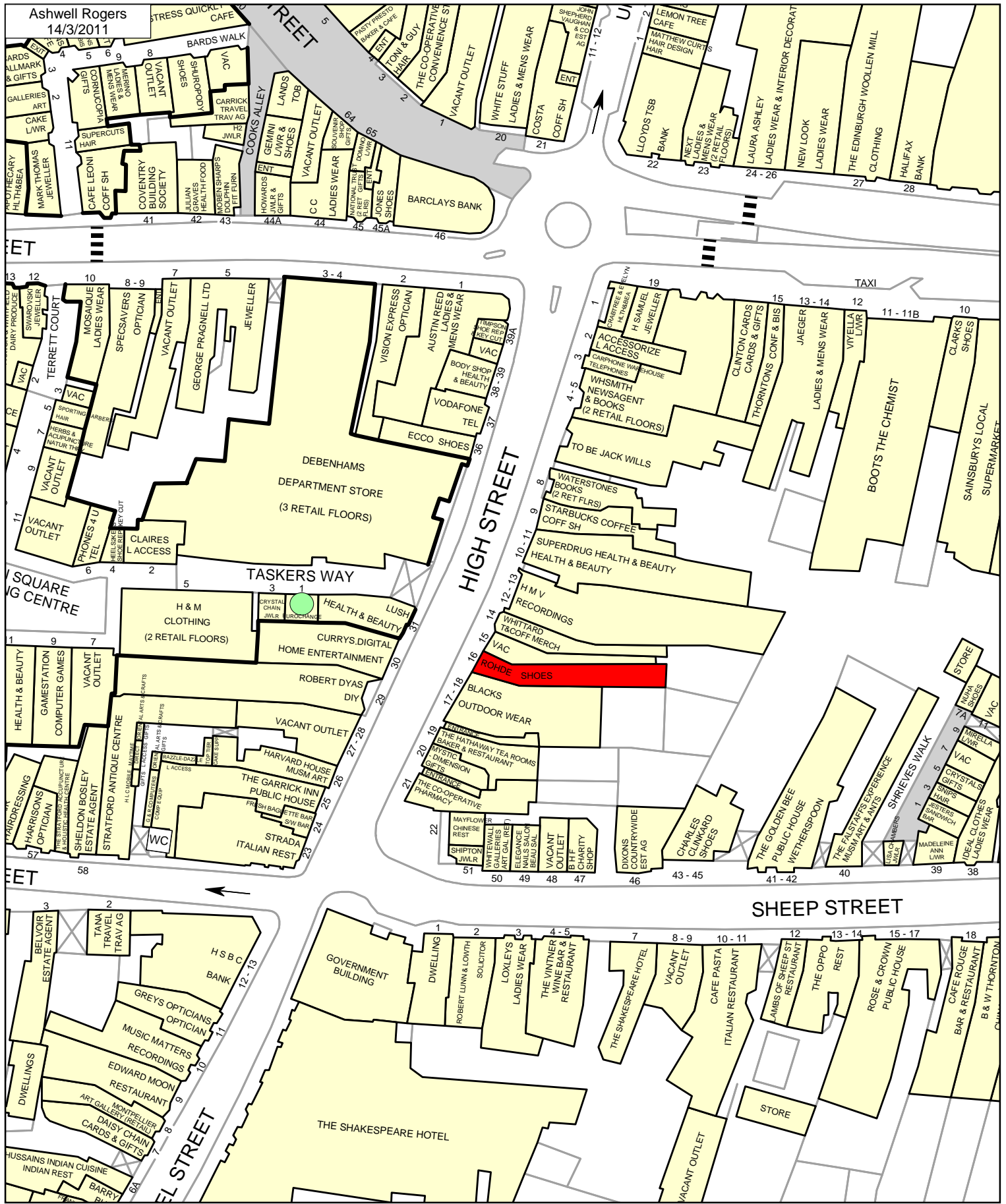
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SUBJECT TO CONTRACT

March 2011



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50 metres