



HIGHLY PROMINENT ROADSIDE RETAIL OPPORTUNITY STRATFORD UPON AVON *NEW LEASE AVAILABLE*



- Prominent Unit fronting onto Birmingham Road
- Opposite Maybird Shopping Park
- Nearby retailers include Topps Tiles, Marks & Spencer, WH Smith, Matalan, Boots, Clarks, Next & TK Maxx. A new Lidl Supermarket is also being constructed.
- Approximately 4,500 sq ft (418 sq m) including Showroom 3,570 sq ft (331.65 sq m).
- Extensive Customer Car Parking immediately adjacent.
- To Let by way of a new effective FRI Lease on terms to be agreed.

For further information, contact:-

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or

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MAYBROOK ROAD

Maybrook Road is situated about a mile north-west of Stratford town centre in the heart of the main out-of-town retail area. It links with Birmingham Road directly opposite the Maybird Shopping Park.

LOCATION

The subject premises are located on the north side of the road in the same parade as **Topps Tiles, Bed Factory, Travis Perkins** and **Howdens**, opposite **Currys, Carpetright, Staples** and **Carphone Warehouse**.

Other traders on the same side of Birmingham Road include **Homebase, Magnet** and **Majestic Wine**, whilst traders on the Maybird Shopping Park include **M&S Food, ASDA Living, Boots, W H Smith, Next, New Look, B&Q, Tesco, Clarks** and **The Outfit**.

The location is indicated on the attached Goad Plan extract.

THE PROPERTY

The premises comprise a purpose-built warehouse arranged on ground floor. There is a small mezzanine at the front with offices and WCs under. Car parking is situated to the front.

The unit comprises the following approximate GIA floor areas:

Ground Floor	5,780 sq ft	536.98 sq m
Mezzanine	448 sq ft	41.62 sq m
Total	6,228 sq ft	578.60 sq m

PLANNING

We understand the property has a non-food retail use restricted to DIY, garden equipment, camping equipment, floor coverings, furniture, furnishings, electrical goods, vehicles and vehicle accessories.

TERMS

The premises are available on a new lease for a term of 10 years at a commencing rental of **£104,000 pa exclusive**. (Approx £18.00 per sq ft). Alternative lease lengths will be considered.

RATES

The premises will need to be reassessed for rates. Interested parties are advised to make their own enquiries of the local authority, although we are happy to provide some guidance if required.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor's costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION

All appointments to be made through this agency or our joint sole agents.

Please contact:

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Location Plan

Simon Allen & Associates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i the particulars are set out as a general outline for intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- iv all rentals and prices are quoted exclusive of VAT;
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