

TO LET

Due to Relocation of Business

RETAIL/TRADE COUNTER UNIT
16,753 sq ft (1,556.35 sq m)



Unit 9B Avenue Farm
Stratford upon Avon CV37 0HR

- Modern Retail Warehouse Unit incorporating Showroom, Offices, Workshop and Storage Areas.
- Close to Tesco, Aldi, Lidl and Maybird Retail Park.
- Of particular interest to bulky goods retailers and trade counter operators.
- Good parking to front and secure yard to rear.

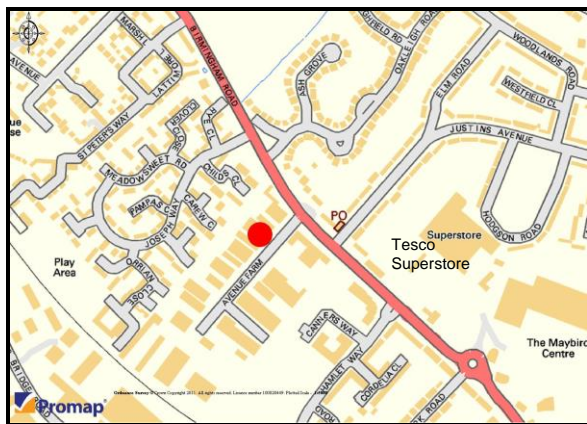
Tel: 01789 415819

Email: simon@simonallenandassociates.co.uk



Location

The unit is located on Avenue Farm, Stratford upon Avon, which is an established retail and business area off the main arterial Birmingham Road, 1 mile north of the town centre. There are many retail and trade counter operations in Avenue Farm with more close by in the Maybird Centre on Birmingham Road, a large Tesco Superstore, plus Aldi and Lidl Supermarkets.



Description

The premises, which is readily visible from Birmingham Road, comprise a modern unit trading as a Bespoke Furniture Sales Centre. To the ground floor is a large showroom area plus offices, display and workshop areas. The first floor comprises a large showroom area with offices and storage areas.

To the front of the unit is a good sized customer car park and to the rear a secure storage yard with loading door off.

Floor Area

Ground Floor 8,527 sq ft (792.16 sq m)
First Floor 8,226 sq ft (764.19 sq m)
Total GIFA – 16,753 sq ft (1,556.35 sq m)

Services

All mains services are connected.

Rateable Value

The 2017 Rateable Value is £53,500.
Rates for the current year are based on £0.493 in the pound.

Planning

We understand the premises currently have planning consent for Class A1 Non Food Retail with a restriction to the sale of furniture, soft furnishings and other goods for furnishing with ancillary finishing facilities. Interested parties should make their own enquiries of Stratford-on-Avon District Council regarding proposed use (telephone 01789 267575).

Rent

£75,000 per annum exclusive of rates and service charge.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing and Further Information

Strictly by prior appointment with the sole agents on telephone 01789 415819.

Email: simon@simonallenandassociates.co.uk

Subject to Contract



Site Plan – for identification purposes only

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- iii Every effort has been made to ensure the dimensions and floor areas are accurate. They are in accordance with the RICS Code of Measuring Practice. Interested parties should verify these for themselves
- iv Any interested purchasers, lessees, licensees or any other third parties should not view the information in the particulars as statements or representations of fact although all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers, lessees, licensees or other third parties should not rely on them as statements or representations of fact, but satisfy themselves by inspection or other means as appropriate as to the correctness of each of them.
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- ix Unless otherwise stated all rentals and prices are quoted exclusive of VAT.

Energy Performance Certificate

Non-Domestic Building



Unit 9b
 Avenue Farm Industrial Estate
 Birmingham Road
 STRATFORD-UPON-AVON
 CV37 0HR

Certificate Reference Number:
 9900-6984-0346-8880-8010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **98** This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	171
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	52.2
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

- 30** If newly built
- 87** If typical of the existing stock