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commercial property experts

## For Sale

Retail, Office and Residential  
Investment For Sale Freehold

18 Poplar Road, Bishops Itchington, Southam, Warwickshire, CV47 2RQ

## Accommodation

18 Poplar Road comprises a semi detached period building which has seen many modifications and improvements over the years. In a former life the principle Post Office, the building is now trading and very well fitted out as a hairdressing salon, with part of the ground floor converted into a self contained office suite which is sublet by the hairdressing tenant to the Parish Council. The first floor, which is self contained with a private access, is a spacious three-bedroom apartment, (Known as 52 Chapel Street) .

To the side of the site is a car park for 4 vehicles. To the rear is an undemised garden area and separate yard, which is allied to the first floor apartment.

The building is full let and income producing. The accommodation and lease details are set out below:-

Shop Unit (Hairdressing salon): 927 sq.ft (86.15 sq.m) Net internal with WC

Parish Council Office: 217 sq.ft (20.17 sq.m) with WC

Apartment ( Known as 52 Chapel Street): 904 sq.ft (83.98 sq.m) comprising 3 double bedrooms, living room, bathroom and fitted kitchen

## Tenure

Freehold, subject to the lease details set out below.

### The ground floor retail and sublet office accommodation:

- Lease Term: 10 years
- Rent: £10,200 per annum exclusive payable monthly in advance
- Biannual rent reviews
- Internal repairing and insuring terms
- Lease not excluded from the 1954 Landlord and Tenant Act
- Current sublease of part (the independent office accommodation) to Bishops Itchington Parish Council

### First Floor Apartment

Currently let subject to an assured shorthold tenancy agreement at rent of £725 per calendar month (8,700 p.a).



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## Location

Poplar Road sits in the heart of the Warwickshire village of Bishops Itchington, within the Stratford Upon Avon district. Located approximately 8 miles south east of Royal Leamington Spa, 4 miles south west of the market town of Southam, 9 miles from Banbury and 18 miles from Stratford Upon Avon. This strategically placed village is only 2 miles from access onto the M40 motorway at Gaydon and is identified on the attached location map.

## Services

Mains water, drainage and electricity are connected to the building, the commercial accommodation being separately metered to the first floor flat. Heating is electric throughout. The hairdressing tenant has installed air conditioning.

## EPC

Shop EPC is TBA

Apartment EPC is E 39



## Planning

Ground Floor: Class E

First Floor: Class C3

## Price Reduction

Offers invited based on £430,000

## Rental Income

Total Rental Income: £18,900 per annum, exclusive.

## Rates

The ground floor shop rateable value for the current year is £9,500.

The ground floor office rateable value for the current year is £2,650.

The flat council tax band is B.

## Legal Costs

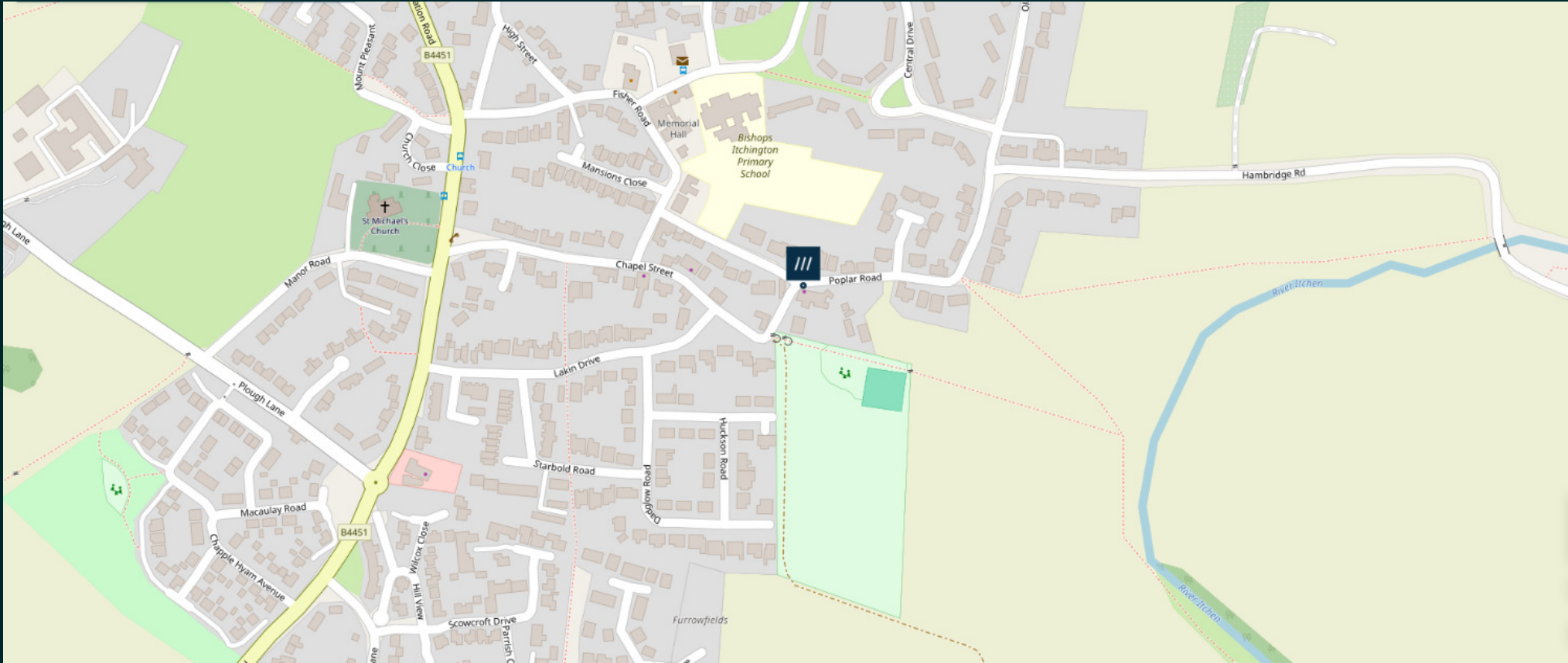
Each party will meet their own legal costs.



## Viewing

Strictly by appointment through the sole selling agent. 01926 888181.





Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

**Simon Hain 01926 888181**  
[simonwhain@ehbreeves.com](mailto:simonwhain@ehbreeves.com)/[ehbreeves.com](http://ehbreeves.com)

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