

20 Sheep Street

Shipston on Stour, CV36 4AF



FOR SALE

Large Retail Commercial Building

- Total Net Internal Retail Area 1560 sq.ft. (144.92 sq.m.)
- First and Second Floors
- First Floor Storage 435 sq.ft. net (40.41 sq.m.)
- Rear Car Parking

Asking Price £475,000 Freehold



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SHIPSTON ON STOUR is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres. Sheep Street is one of the principal shopping areas of the town centre.

20 SHEEP STREET comprises a substantial retail and commercial building with accommodation arranged over three floors having rear vehicular access (via a right of way) and car park.

ACCOMMODATION

(all measurements are approximate and total net internal)

Ground Floor		
Retail	1560 sq.ft.	144.92 sq.m.
WC and Kitchen plus Small Store	41 sq.ft.	3.80 sq.m.
First Floor		
Storage	435 sq.ft.	40.41 sq.m.
Second Floor		

TENURE

The property is offered freehold with vacant possession upon completion.

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

SERVICES

We are advised that mains water, drainage and electricity are connected to the property.

RATEABLE VALUE

The current rateable value is understood to be £16,750.

VAT

The purchase price is quoted exclusive of VAT, which may be payable in addition.

EPC

The current EPC rating is D. A full copy of the Energy Performance Certificate is available upon request.

RIGHTS OF WAY

The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. Access to the rear was previously held on annual licence.

VIEWING

Strictly by appointment with the Sole Selling Agents:

Peter Clarke & Co
Shipston on Stour
01608 260026



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