

To Let

**10-11 Sheep Street,
Stratford Upon Avon • CV37 6EF**

- Ground floor restaurant premises with first floor offices / possible residential accommodation.
- Prime restaurant location in the heart of Stratford Upon Avon town centre.
- Fully fitted restaurant premises currently laid out for 188 covers.
- Immediately available.
- Accommodation Available:

4,400 sq ft (408.77 sqm) Ground Floor

1,194 sq ft (110.92 sqm) First Floor

Rent Upon Application



Location

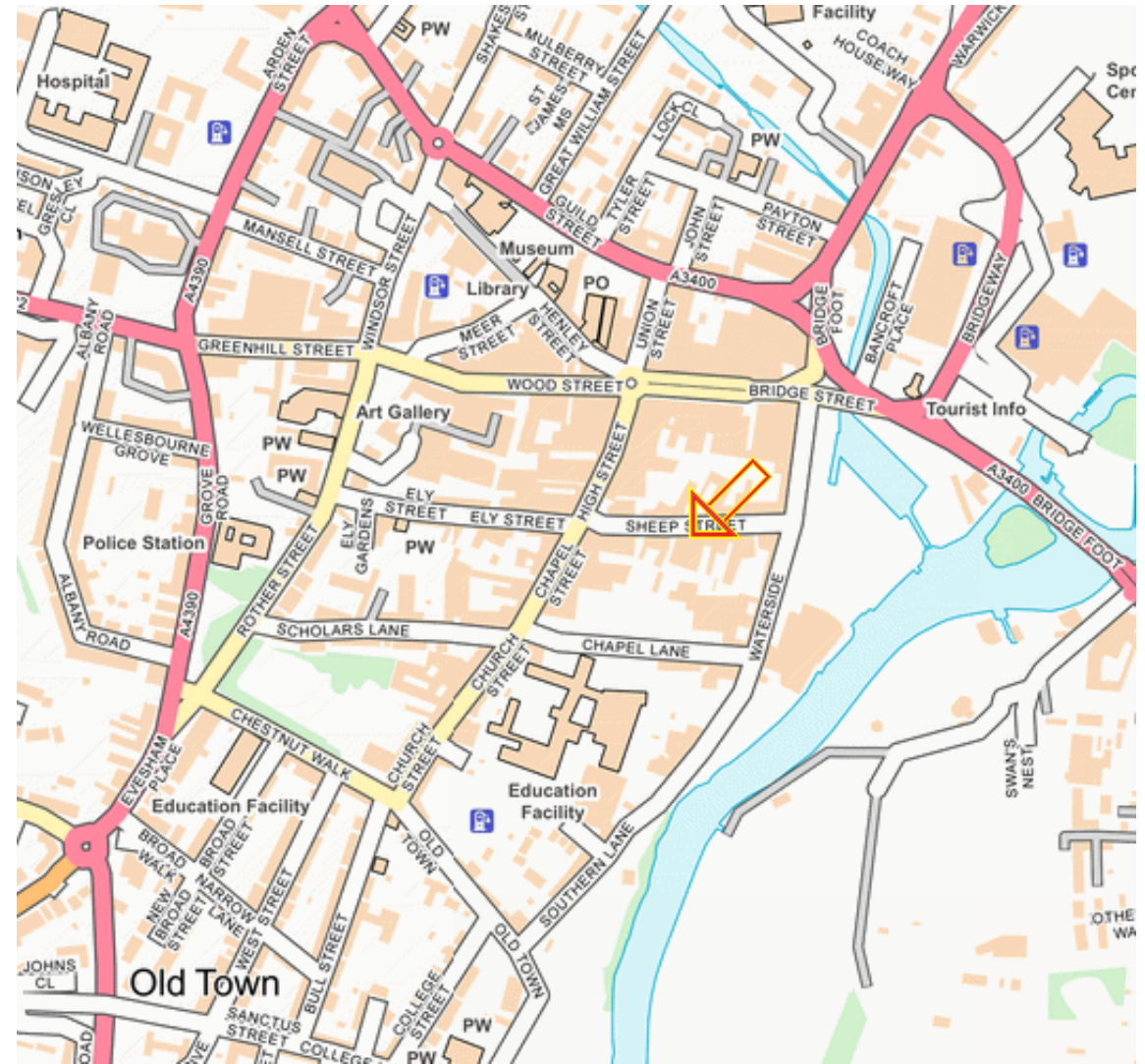
The premises are located in the heart of Sheep Street, close to such other restaurant operators as The Vintner, The Opposition and Lambs, a short distance from the Royal Shakespeare Company Theatre.

Time limited on street car parking permitted in Sheep Street and several public car parks close by.

Description

Specification Includes:

- Ground floor and first floor mid terraced period building with total ground floor area of c 4,400 sq ft and first floor of c. 1,194 sq ft (currently occupied as offices).
- The restaurant has 4 distinct seating areas with servery bar and support kitchen, main kitchen, rear storeroom, cold rooms.
- Externally there is a small courtyard where further tables are available.
- The premises are heated by means of a gas fired boiler serving radiators.
- A schedule of fixtures and fittings that remain will be taken after the current occupier vacates.
- Upper floor offices with rear meeting room, kitchen and WC.



Wine to
Gin
Lent
Cocktail
Draught
lager + fine ale

ated
ams
ortyard
ring
Bell →

Please
Wait here to
be Seated

Ring
Bell →
for
Assistance
Thank you

Working together
to help
homeless
Stratford-upon-Avon

Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes.

Business Rates

Ground Floor Rateable Value: £49,750
First Floor Rateable Value: £ 7,000

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The premises are available on a new lease at a rental to be agreed.

Possibility that the ground floor premises will be let separate from the first floor premises.

EPC

EPCs are commissioned and are awaited.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

NOTE: STAFF NOT AWARE

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk





Floorplan Ground Floor

