

STRATFORD-UPON-AVON • UNIT I-2 • MORRISONS SUPERMARKET • CV37 9DF



PROMINENT SUPERMARKET UNIT TO LET

STRUM JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

5 YORK PLACE • LEEDS • LSI 2DR 🛛 🌕 0113 450 7000 👘 rj-Itd.co.uk

LOCATION

Stratford-upon-Avon is a medieval market town situated approximately 38 miles south of Birmingham, 19 miles south west of Coventry and 25 miles east of Worcester. The river Avon runs through the town, which has a population of 134,700 (Census, 2021).

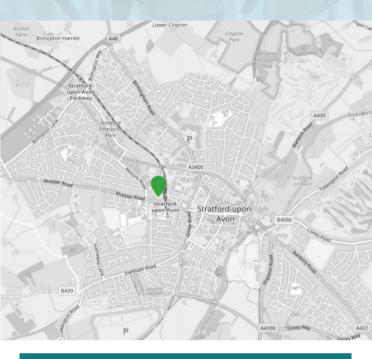
Morrisons is the principal supermarket in Stratford-upon-Avon and provides a range of in-store services for the town and surrounding areas. These include but are not limited to: Fishmonger, Petrol Station, Bakery, Café, Pharmacy and Pizza Counter. The wide range of services on offer and long opening hours attracts high footfall.

The supermarket is serviced by a large, free surface car park.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of \pounds 22,500 per annum.

The rent is inclusive of service charge, building insurance business rates and utilities. Further details on request.



ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales 727 sq ft (67.54 sq m)

*Subject to onsite verification

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents: Rawstron Johnson –0113 450 7000

email liam@rj-ltd.co.uk or adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT

Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (ii) no employee of Rawstron Johnson and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation or warranty or enter into any contract whatever in relation to the property; (v) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, fortunes or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition, respective purchasers/tenants should satisfy themselves as to the fitting equipment. Sequence or supports (v) rents estated as to its state or condition or that it is capable of fulfilling its interfaced function. Prospective purchasers/tenants should satisfy themselves as to the fittings of the requirements.