



TO LET ON AN INTERNAL REPAIRING,
DECORATING AND INSURING LEASE
– TERMS TO BE AGREED

RENT: £8500 PER ANNUM
EXCLUSIVE OF OUTGOINGS

SUITE OF FIRST FLOOR OFFICES
EXTENDING IN TOTAL TO
APPROXIMATELY 1398 sq ft/129.9 sq m

- Communal Entrance Hall
- Kitchen
- Cloakroom
- Five Office Rooms

SHIPSTON ON STOUR
£8500 PER ANNUM

FIRST FLOOR OFFICES
LONDON HOUSE
HIGH STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4AB

6 miles from Moreton in Marsh. 11 miles from Stratford Upon Avon. 15 miles from Warwick & Banbury

A SUITE OF FIVE FIRST FLOOR OFFICES TO LET ON AN INTERNAL REPAIRING, DECORATING AND INSURING LEASE – TERMS TO BE AGREED

Viewing strictly by appointment
Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Shipston on Stour is a former market town in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and several surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

First Floor Suite of Five Offices offers spacious and well-presented first floor office accommodation accessed by a shared front door from the High Street and via shared staircase to the first floor. From the first-floor landing, the offices are divided into two sections with the principal three offices to the front overlooking the High Street and offices four and five, together with the kitchen, situated to the rear of the building.

Accommodation

Entrance Hall with store cupboard. **Office One** outlook to the front of the building and opening to **Inner Office/Store Room**. **Office Two** L-Shaped outlook to the front of the building. **Office Three** double aspect to the side and rear of the building. **Rear Hall** with window to side and doors to: **Office Four** outlook to side. **Office Five** outlook to side.

Kitchen with window to rear, access to fire escape and fitted with single worktop, integrated sink and storage cupboards under. From the first floor landing- **Cloakroom** with WC and wash hand basin, window to side.

GENERAL INFORMATION

Directions

CV36 4AB

The first-floor office suite at London House is situated in the centre of Shipston on Stour on the High Street and above London House Antiques. Public Parking is available nearby.

What3Words: [///kipper.soonest.marine](https://www.what3words.com/#!/ip/kipper.soonest.marine)

Services

Mains electricity, water and drainage are connected to the offices. Heating supplied by electric heaters throughout the property. Ofcom Broadband availability: Superfast. Ofcom Mobile coverage: O2, 3, EE, Vodaphone.

Tenancy

The offices are available to let on an internal, repairing, decorating and insuring lease, ideally for a period of five-to-ten-years, subject to rent reviews every three years. The offices will be let outside the Landlord and Tenant Act 1954.

Rent

£8500 per annum exclusive of outgoings which include insurance, business rates, electricity, water, drainage, telephone charges, etc.

VAT

The Landlord is not registered for VAT. Therefore, VAT is not payable on the rent.

Rating and Services

The first-floor suite of five offices, London House, High Street lies within the rating area of Stratford on Avon District Council. Tel: 01789 267575.

Business Rateable value £10,000 (1 April 2023 to present)
Rates: We understand that the Stratford on Avon District Council have a scheme called Small Business Rate Relief

Deposit

A deposit of one quarter's rent will be required.

EPC Rating EPC Rating : D

Material information:

No Property issues including: location, planned works on property, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. The property is suitable for office use only. The building has mixed use including a residential apartment on Second floor and Ground floor is occupied by retail premises.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to, are given as a guide only and are not precise.

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