

RESTAURANT PREMISES TO LET

TIM COX ASSOCIATES

COMMERCIAL PROPERTY
CONSULTANTS



5 ELY STREET
STRATFORD UPON
AVON
CV37 6LW

SITUATION

Ely Street is situated in the centre of Stratford upon Avon amongst other multiple retailers and within a short walk of the theatres and other attractions.

DESCRIPTION

Occupying a lovely 16th century period building with much character. The property provides accommodation on three floors comprising the main restaurant with circa 50 covers and kitchen on the ground floor and a further 18 covers on the first floor. The second floor is currently used as a staff room/office/stores. An attractive courtyard at the rear provides an additional 12 covers.

ACCOMMODATION

Ground Floor	1,278 sq ft	(118.7 sq m)
First Floor	614 sq ft	(57 sq m)

Ladies & Gents WC's

Second Floor	364 sq ft	(33.8 sq m)
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Nett Internal area 2,256 sq ft (267 sq m)

Please note : Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

LEASE

The property is offered on a new full repairing lease for a term of years to be agreed.

- THREE STOREY PERIOD PROPERTY CURRENTLY OPERATING AS A RESTAURANT
- APPROXIMATELY 80 COVERS
- ATTRACTIVE COURTYARD
- RENT £39,500 PA

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5 ELY STREET, STRATFORD UPON AVON

RENT	£39,500 per annum exclusive
RATEABLE VALUE	£19,500 from 1 st April 2023.
SERVICES	All mains services are connected.
LEGAL COSTS	Each party will be responsible for their own legal costs in the transaction.
VAT	VAT will be payable where applicable.
EPC	Available from the Agents
VIEWING	Strictly by appointment with the Agents.

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