

westbridge

COMMERCIAL

TO LET

RETAIL PREMISES



Shop 2, 7-9 Church Street, Shipston-on-Stour



Richard Johnson



Sephie Portwood



01789 415628



[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)



[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 242.74 sq ft (22.56 m<sup>2</sup>)
- Lock Up Shop
- Self-Contained
- Prominent Main Road Frontage
- £5,400 pa (NO VAT)

# Shop 2, 7-9 Church Street, Shipston-on-Stour, CV36 4AP

## Location:

The property is accessed off the A3400 Church Street which is the main through road through Shipston. Heading from the Stratford direction, the property is located on the right hand side just after the White Bear Inn and before the George Town House pub.

## Description:

A self-contained lock up shop with prominent Main Road frontage with glazed door and shop frontage. The shop is in a terrace of shops all accessed via the pedestrian pavement via a covered arched façade. The shops has its own entrance door and measured approximately 3.80 m wide by 6.01 m deep with painted walls, four 13amp sockets, three strip lights, a lino floor and access via the lockable door to the common toilet and washing facilities to the rear.

## Floor Area:

Net Internal Area (NIA) is 242.74 sq ft (22.56 m<sup>2</sup>)

## Price:

£5,400 Per Annum NO VAT

## Tenure:

New Lease Available

## Service Charge:

At the time of print no service charge was levied.

## Rateable Value

1 April 2026 - £5,700, source: [www.voa.gov.uk](http://www.voa.gov.uk) .

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is to be confirmed.  
A full copy of this report will be available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:



## Richard Johnson:

Westbridge Commercial Ltd  
1st Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

## GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).



Awaiting Floorplan