

westbridge

COMMERCIAL

TO LET

## REFURBISHED PERIOD PROPERTY



The Old Press, Unit 1a, To the Rear of 40 Henley Street,  
Stratford-Upon-Avon



Richard Johnson



Sephie Portwood



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

- 1,148 sq ft (106.75 m<sup>2</sup>)
- Refurbished Building
- Suitable for Multiple Uses (STP)
- Central Stratford Location off Guild St
- Rent £20,664 pa + VAT

# The Old Press, Unit 1a, To the Rear of 40 Henley Street, Stratford-Upon-Avon CV37 6QW

## Location:

Heading South East into Stratford down the Birmingham Road enter Guild St and the public car park to the site is located on your right hand side just before the turning into Union Street.

## Description:

The property is accessed either via the pedestrian walkway from the rear of Hobsons Tea Rooms on Stratford's famous Henley Street or via the pay and display car park off Guild Street. The building is a period red brick and traditional pitched tiled roof with dormer windows to the roof with various window and door openings to the front elevation. It is believed that the building dates back to the late eighteenth century as a burgage plot to 1 Henley Street. The property was sympathetically refurbished in 2024/25 maintaining some main of the historical features of the building.

The property is accessed via a new glazed door which leads into the following internal accommodation: From the entrance door is the main open plan workspace and on the left-hand side is a room that leads to a newly fitted disabled access toilet with white cross bond tiles and new sanitary wear. There is a new kitchen room located next door to the toilet with white base units, grey worktop with kitchen sink and tap. At the other end of the main workspace there is also a useful cupboard and a door leading to the first floor. At the top of the stairs the door opens into an open plan area, off this is a useful storage cupboard and you then walk through an opening to the main open workspace with exposed trusses and beams along with a fitted kitchen with white base units, worktop and sink. The roof has plenty of natural light from the dormer and roof light in either elevation. The floors are exposed floor boards ready to take a tenant's floor coverings and the property has a three-phase electrical supply from a meter cupboard situated downstairs.

## Floor Area:

1,148 sq ft (106.75 m2) Net Internal Area (NIA)

## Price:

£20,644 Per Annum

## Tenure:

New Lease Available.

## Service Charge:

To be confirmed.

## Rateable Value

£4,700, 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:

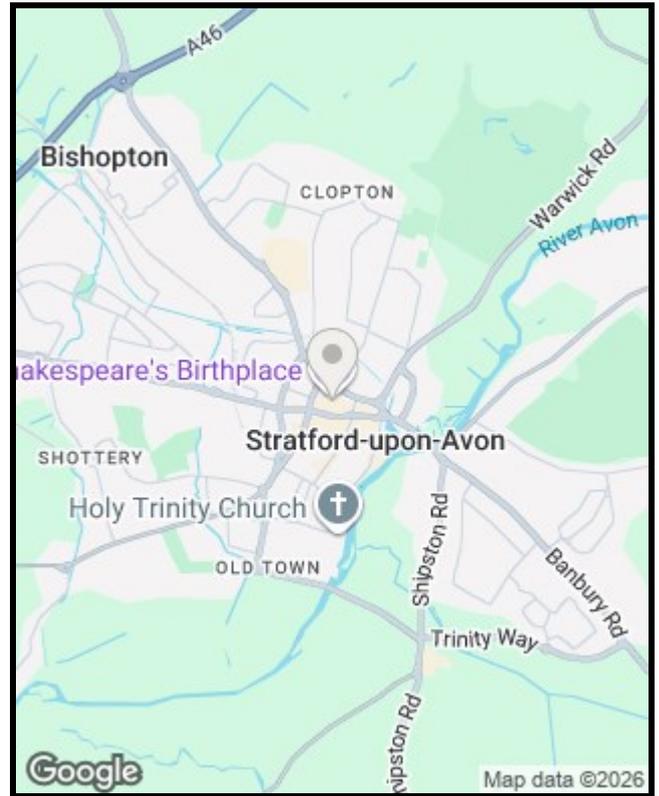
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is = B.  
A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:



## Richard Johnson:

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## 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).



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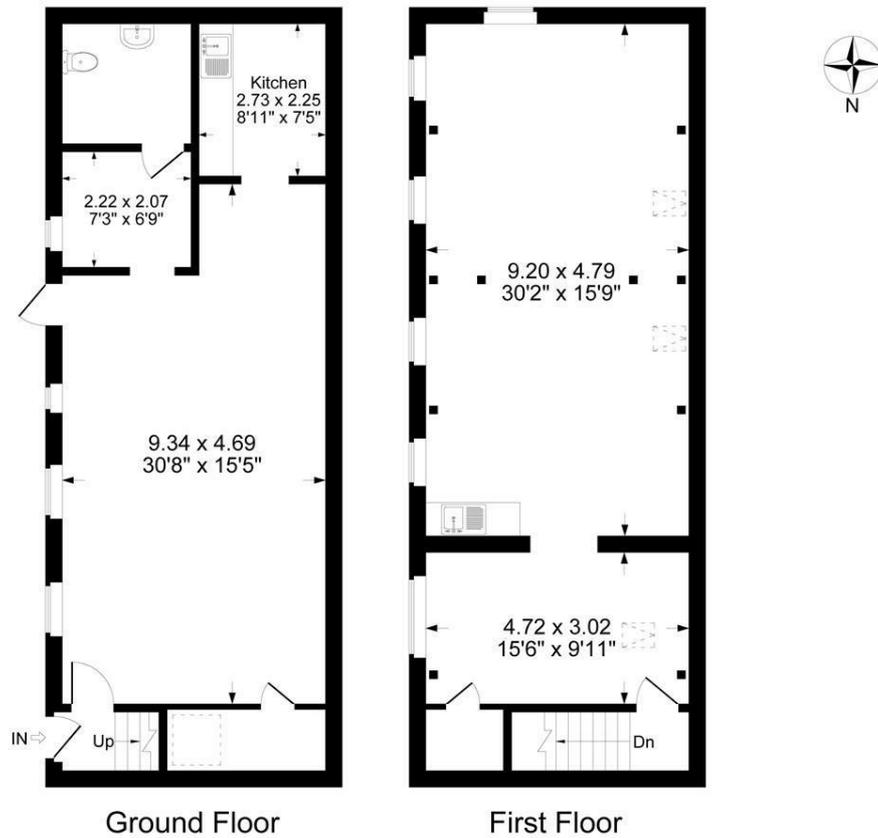


Illustration for identification purposes only,  
measurements are approximate, not to scale.