

OFFICE



Office 4 Second Floor 14/15, Rother Street, Stratford-Upon-Avon,
CV37 6111

-  Richard Johnson
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- 370 sq ft (34.39 m2)
- Second Floor Office
- Use Of Common Kitchen & Toilets
- Centre of Stratford upon Avon
- £9,250 pa (includes service charge)

Office 4 Second Floor 14/15, Rother Street, Stratford-Upon-Avon, CV37 6LL

Location:

Located on Rother Street in the heart of Stratford upon Avon with pedestrian access to the front of the building via the main entrance hall as well as rear access to the Rother Street carpark.

Description:

A 370 sq ft (34.39 m2) Two rooms interjoining at the front of the building with windows to the front elevation, radiators, ceiling lights and carpeted underfoot. £9,250 pa (includes service charge). The office is self-contained within this historic building and has its own lockable front door and the use of the common toilets and kitchen facilities

Floor Area:

Net Internal Area (NIA) is 370 sq ft (34.39 m2)

Price:

£9,250 Per Annum (includes service charge)

Tenure:

New Lease Available.

Service Charge:

Included in the rent.

Rateable Value

Not currently rated, source: 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:

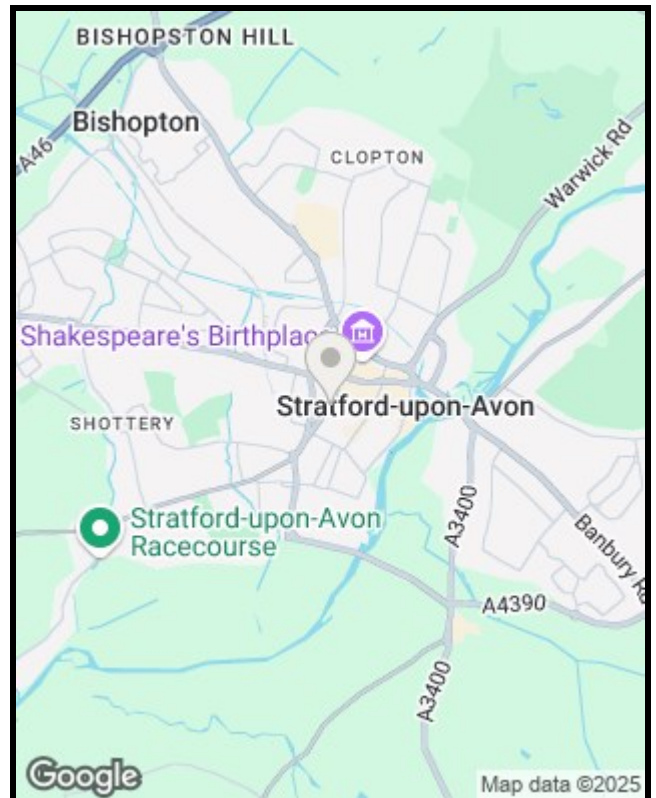
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

An Energy Performance Rating of the property is not required as it is listed.

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
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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.



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