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TO
LET

**Bancroft Gardens Reception &
Upper Floors, Waterside,
Stratford-upon-Avon
CV37 6BA**

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TO LET | £72,000 per annum

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OVERVIEW

Bancroft Gardens Residential Home, Waterside, Stratford-upon-Avon CV37 6BA

- **Vacant care home to let**
- **Stunning views over Bancroft Gardens and the RSC Theatre**
- **13 care beds with total floor area 5,021 sq ft (471 sqm)**
- **Access to the Property is via Waterside**
- **Located in Stratford-upon-Avon town centre**
- **Within close proximity to a wide range of amenities and popular tourist destinations**
- **The site extends to a total site area of 0.573 hectares (1.415 acres)**

DESCRIPTION

The property comprises a vacant care home extending to 5,021 sq ft (471 sqm). Access to the property is via Waterside with a ground floor glass fronted reception area. The property is a part two, part three storey building of painted white pebble dash and brick construction under pitched roof. The property faces east with views across Bancroft Gardens.

Internally, the property is served by a lift and timber staircase from the main ground floor reception area with all accommodation situated on the first and second floors.

The property in total comprises 10 single rooms and 3 double rooms, all with en suites. Other accommodation includes a shared area of guest lounge, TV lounge, dining area, kitchen, communal bathrooms, food store and laundry.

LOCATION

The property is situated on the edge of Stratford-upon-Avon town centre in the county of Warwickshire. It is located 1.4 miles away from Warwick Road, one of the main arterial routes into and out of Stratford-upon-Avon. This provides access to the M40 motorway (via Junction 15) just 7.6 miles away.

The property is on the corner of Sheep Street and Waterside, less than 100 yards from the world famous and culturally thriving Royal Shakespeare Company (RSC), an infamous hot spot for national and international tourists. Sheep Street is renowned for its high end restaurants and has firmly secured itself as a popular destination for tourists and theatre goers due to its proximity to the RSC. Other nearby national restaurants include McDonald's, Carluccio's and Zizzi's.

Overlooking the picturesque River Avon and Bancroft Gardens, the property is within walking distance of the town's main shopping area where an array of national high street retailers, independent outlets and leisure destinations can be found. Other nearby amenities include a leisure centre, the Maybird Shopping Centre and a library. A market town since 1196, Stratford-upon-Avon is steeped in history, most famously as Shakespeare's birth and burial place.



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Tenure

Leasehold offers are invited for a 10 year lease at a passing rent of £72,000 per annum subject to contract. Incentives are available. The property is available as a whole only comprising ground floor entrance and upper floors.

Planning

The property has permission for Class C2 Care Home. A recent planning application submitted by the previous tenant sought a lawful development certificate for the change of use from a care home to a hotel. Insufficient information was provided by the previous tenant to the local authority regarding the application and was therefore refused.

Services

We understand from the Vendor that full mains services are available including gas, electricity, water, telephone and fibre.

Rights of Way

The property is let subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure. It should be noted that the ground floor tenant has rights of access to maintain duct work which requires consent prior to access being granted on at least 24 hours notice.

Council Tax

All parties should make their own enquiries regarding Council Tax charges for the property and their own enquiries whether the Stratford Business District Levy applies as the property currently does not incur Business Rates. Businesses with a Business Rateable Value above £15,000 within the Stratford-upon-Avon Town Centre geographical area currently pay 1.75% Levy based on their rateable value. If the use class is changed this may require the Levy to be paid.

EPC

The property benefits from an EPC rating of C. Further information is available within the data room which can be accessed by request.

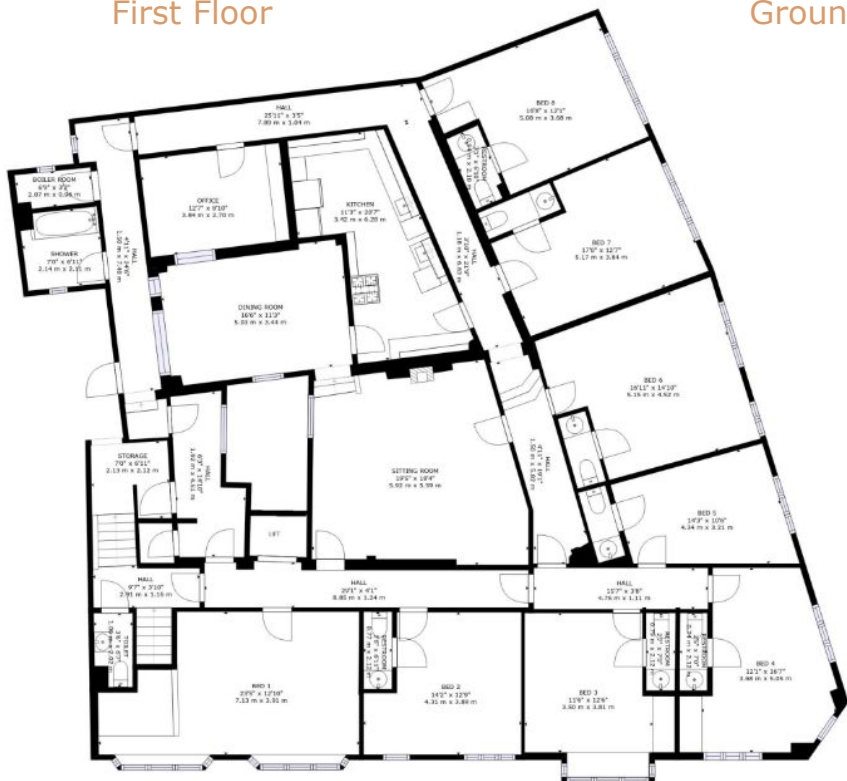
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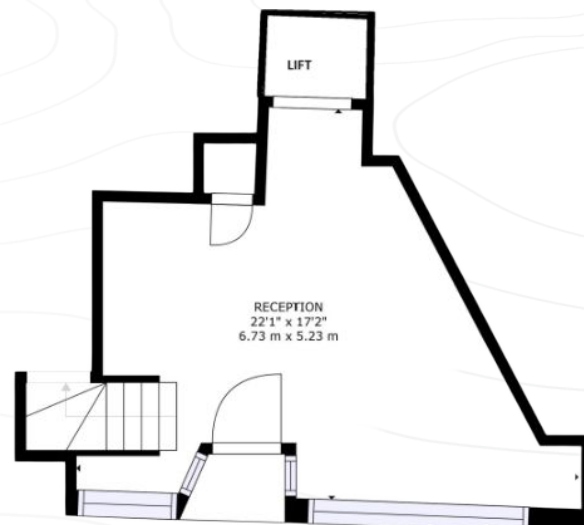
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FLOOR PLANS

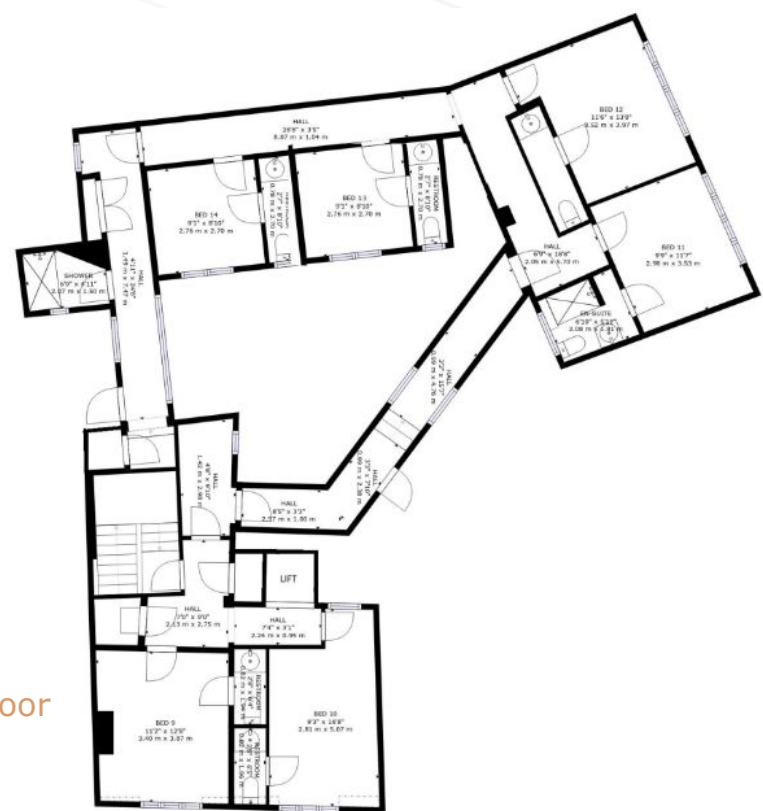
First Floor



Ground Floor



Second Floor



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Ground floor entrance:
17 sq m (183 sq ft)

First floor:
293.95 sq m (3,164 sq ft)

Second floor:
136.94 sq m (1,474 sq ft)

Third floor plant room:
18.58 sq m (200 sq ft)

Total floor area:
5,021 sq ft

Floor area and basis of measurement

The property comprises 13 single beds with ensuites and has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) May 2015 on a Net Internal Area (NIA) basis for the care home. A fire exit for the care home, communal service yard and external bin store areas is accessed from an alley on Waterside. This has been excluded from our measurements. There is no parking with the property.

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HOW TO FIND THE SITE

From the M40 motorway, Stratford-upon-Avon is accessed via Junction 15 from the A46 or Warwick Road. The property is located to the south of Stratford-upon-Avon town centre, opposite Bancroft Gardens and the Royal Shakespeare Theatre. There are numerous parking provisions throughout the town centre, the nearest being Bridgeway Multi Storey Car Park located on Bridgeway, CV37 6YX. From the car park the property is approximately 0.2 miles away across Bridge Foot Road and down Waterside.

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VIEWINGS

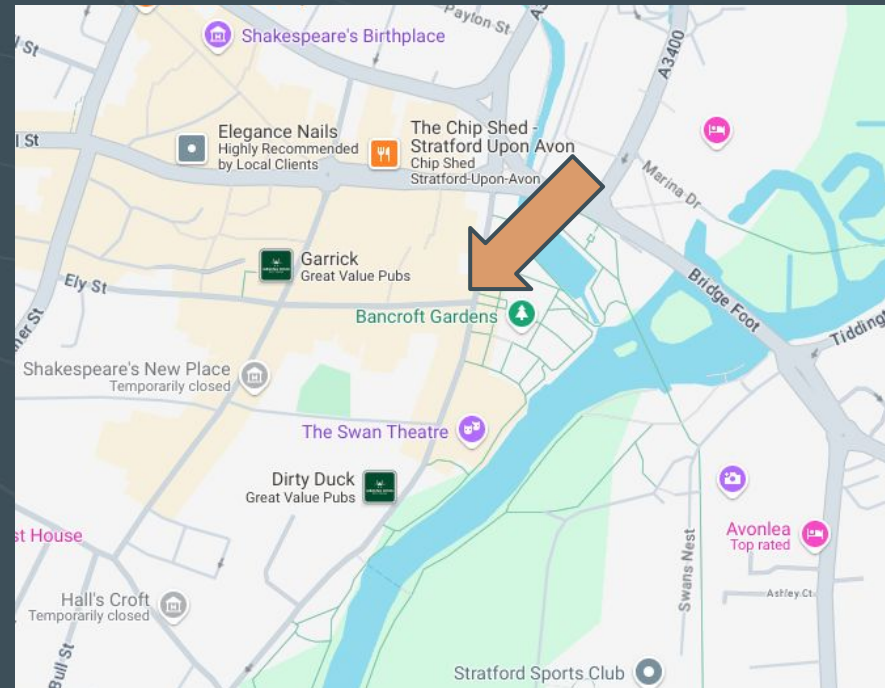
All viewings to be strictly by prior appointment and accompanied, please contact:

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SUBJECT TO CONTRACT

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Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>



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