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TO
LET

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

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01789 298 006
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OVERVIEW

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

- **Part ground, first and second floor to let**
- **Stunning views over Bancroft Gardens and the RSC Theatre**
- **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 has a floor area of 5,021 sq ft (471 sqm). Access to the property is via Waterside with a ground floor glass fronted reception area. The property faces east with views across Bancroft Gardens and the RSC Theatre and is situated at the end of the popular leisure district of Sheep Street in Stratford upon Avon.

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 benefits from Class E use from previous care use. The 10 single rooms and 3 double rooms, all with en suites may be adapted to suit open plan commercial (leisure or office use). 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.



Tenure

Leasehold offers are invited for a 10 year lease at a passing rent of £59,995 per annum subject to contract. Incentives are available. The property is available as a whole only comprising ground floor entrance and upper floors.

Planning

Planning permission has recently been granted for Change of Use from Use Class C2 to Use Class E Commercial, Business and Service*. Details of this planning decision are available upon request.

- a - Display or retail sale of goods, excluding hot food.
- b - Sale of food and drink.
- c - Services including financial service, professional or any other service which is appropriate to provide in a commercial, business or service locality.
- e - Medical or health services.
- g - Offices to carry out any operational or administrative functions, research or development of products or processes.

* Excluding d (indoor sport, recreation or fitness) and f (day nursery or day centre).

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. There is a communal service yard centrally located within the inner courtyard.

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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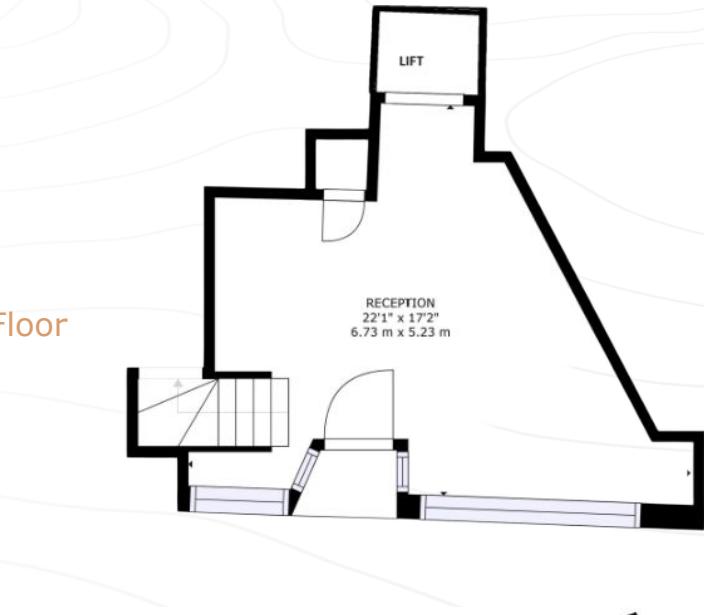
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FLOOR PLANS

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.

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:

Keri Dobson
Managing Director

Telephone: **01789 298006**
Email: kdobson@dobson-grey.co.uk

Harry Bennett
Apprentice Surveyor

Telephone: **01789 298006**
Email: hbennett@dobson-grey.co.uk

Aimee Chambers
Apprentice Surveyor

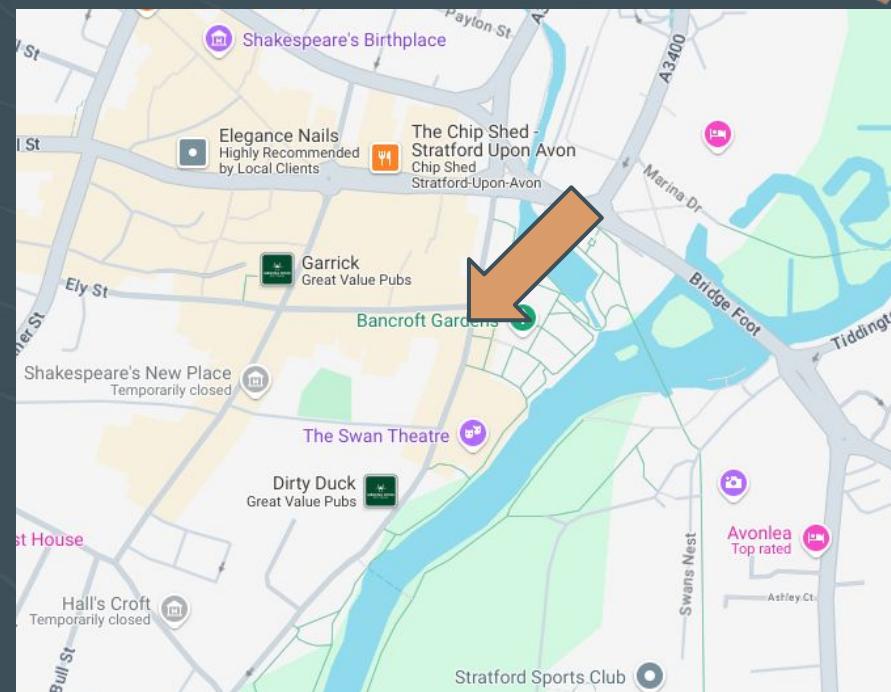
Telephone: **01789 298006**
Email: achambers@dobson-grey.co.uk

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5. The vendor reserves the right not to accept the highest, or any offer made.
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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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