# ALL Enquiries

8 Church Street,
Stratford-upon-Avon,
CV37 6HB

ENQUIRE TODAY

01789 298 006

WWW.DOBSON-GREY.CO.UK

FOR SALE | £695,000

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# OVERVIEW

**8 Church Street, Stratford-upon-Avon, CV37 6HB**

- **Prestigious, characterful Grade II-listed mixed-use terraced building**
- **Total floor area 2903.6 sq ft (269.7 sqm)**
- **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 0.028 hectares (0.07 acres)**

# DESCRIPTION

This Grade II-listed mixed-use property located in Stratford-upon-Avon conservation area presents a unique chance to acquire a characterful asset nestled in the heart of Stratford-upon-Avon's historic town centre occupying a plot of 0.028 hectares (0.07 acres).

Boasting a floor area of 2903.6 sq ft (269.7 sqm), the property is accessed via Church Street. The main ground floor area features a restaurant, with a timber staircase leading to the accommodation on the first floor.

The first floor currently offers a 2 bedroom accommodation, with exciting potential to convert the existing kitchen into a third bedroom, subject to necessary planning permission. Alternatively, for restaurant business owners this provides a delightful, well lit cookery training area.

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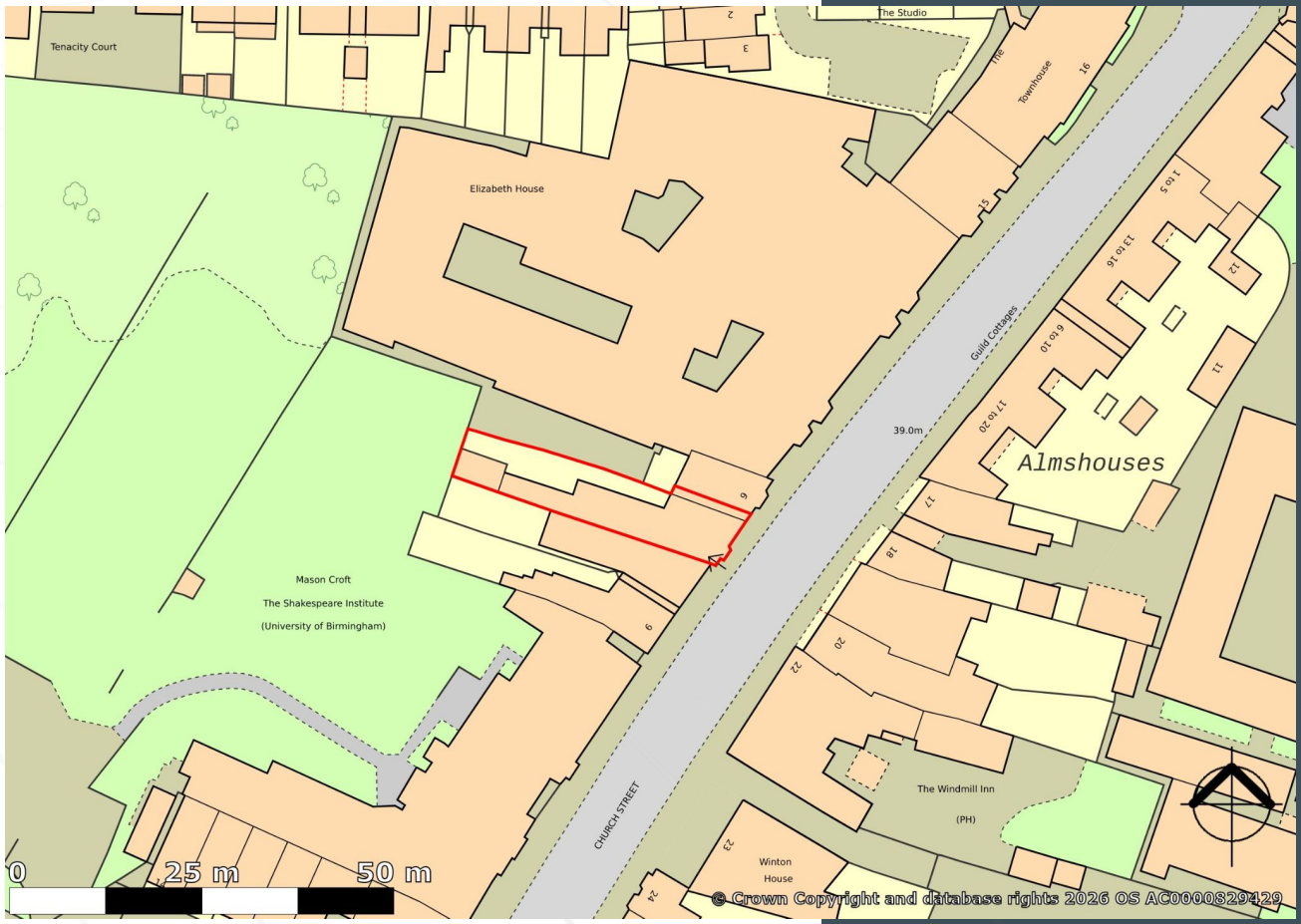
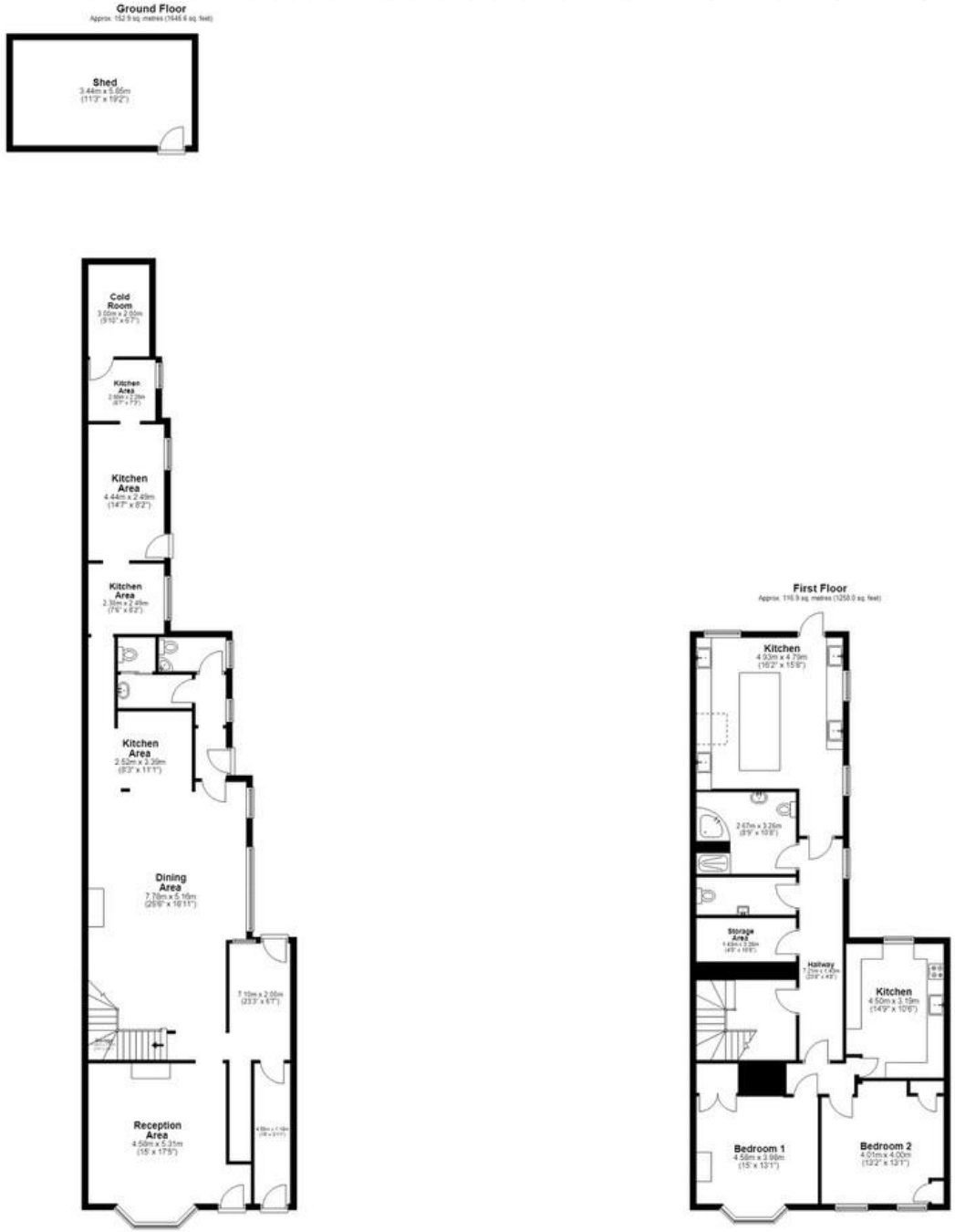
# LOCATION

8 Church Street presents a rare opportunity to acquire a prestigious Grade II-listed mixed-use property situated on a prominent arterial route in the heart of Stratford-upon-Avon's historic town centre. Occupying a sophisticated destination pitch, the building benefits from high visibility and constant pedestrian and vehicular flow, acting as a natural corridor between the core town centre and affluent southern residential districts. Its strategic location offers a significant competitive advantage due to its immediate proximity to the Church Street public car park, ensuring ease of access for visitors from the wider Warwickshire area.

Furthermore, the property is perfectly positioned to benefit from the town's ongoing high value regeneration, including the arrival of The Ivy and substantial investments from luxury brands like Pragnell, which continue to elevate the commercial tone and prestige of the immediate vicinity.




**The site extends to a total site area of 0.028 hectares (0.07 acres)**




Total area: approx. 269.7 sq. metres (2903.6 sq. feet)

Floor area and basis of measurement

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) May 2015 on a Net Internal Area (NIA). There is no parking with the property.

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## Accommodation

The ground floor welcomes guests into a charming restaurant space, highlighted by an attractive timber bar and comfortable seating areas at both the front and rear. To the rear, you will find a functional kitchen/prep room, complete with essential cold room storage, as well as convenient restroom facilities. Additionally, the property boasts a rear garden, offering valuable external storage and a dedicated fire exit serving the upper floors.

The upper floor is accessed via a timber staircase from the restaurant's ground floor. The first floor accommodation features two well proportioned double bedrooms with delightful views over Church Street. The first floor includes a kitchen featuring an integrated oven and hob, complemented by a charming Belfast sink.

Additionally, this floor currently boasts a well lit cookery training area, which offers the exciting potential to be easily converted into a third bedroom. The upper floor is completed by additional cloak storage and a spacious bathroom equipped with a shower and a generous corner bath, with a separate toilet and basin adjacent.

**FOR SALE | £695,000**

## Planning

The Subject Property currently holds planning permission for Class E Commercial, Business and Service use on the ground floor, and residential accommodation on the first floor.

Although we believe this is the approved consent, the planning portal indicates a past approved change of use (12/00704/LBC) from a restaurant and apartment to a children's day nursery. We believe this change of use was never implemented, as the property has continued to operate as a restaurant with residential accommodation above

The property offers potential for further residential development, subject to obtaining the necessary planning permission.

## Heritage

The property is also a Grade II listed building (reference 1281208) and situated within the Stratford-upon-Avon Conservation Area.

## Council Tax

All parties should make their own enquiries regarding Council Tax charges for the property and the Stratford Business District Levy. 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.

The current rateable value for the property is £33,500.

## Services

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

## EPC

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

## Tenure

Freehold (with flying freehold element) with vacant possession.

## Method of Sale

Offers in excess of £695,000 subject to contract only.

## Data Room

A data room of further information is available upon request from the agent.

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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-west of Stratford-upon-Avon town centre. There are numerous parking provisions throughout the town centre, the nearest being Church Street Car Park located on Elizabeth House, Church Street, Stratford-upon-Avon CV37 6HX. From the car park the property is approximately 200 ft away.

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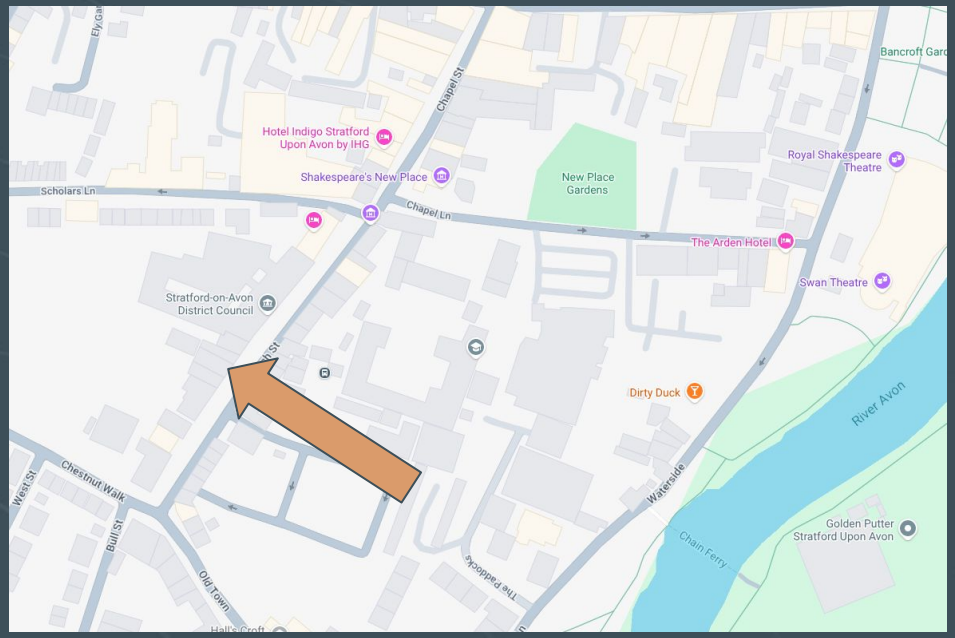


# VIEWINGS

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


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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