



Wareing & Company
Commercial Property Experts

TO LET

Ground Floor
Restaurant
Premises with
First Floor
Offices / Possible
Residential



3,400 sq ft (315.86m²) Ground Floor
1,048 sq ft (97.35m²) First Floor



Property Highlights

- » Ground floor restaurant premises with first floor offices / possible residential accommodation.
- » Prime restaurant location in the heart of Stratford Upon Avon Town Centre.
- » Fully fitted restaurant premises currently laid out for 88 covers.
- » Available soon.
- » Quoting rent £110,000 per annum exclusive.
- » First floor rental income £10,000 per annum.



Location

Stratford-upon-Avon is one of the UK's most celebrated historic market towns and an internationally renowned tourist destination, attracting millions of visitors each year.

Best known as the birthplace of William Shakespeare, the town boasts a rich cultural heritage, with attractions including Shakespeare's Birthplace, Anne Hathaway's Cottage and the Royal Shakespeare Theatre.

10-11 Sheep Street occupies a prime position on the vibrant Sheep Street, one of Stratford-upon-Avon's most popular dining destinations.

The location is surrounded by a number of well-established restaurants, including The Vintner, The Opposition Bistro and Lambs Restaurant, and is just a short walk from the world-renowned Royal Shakespeare Theatre.

The property benefits from convenient access, with time-limited on-street parking available on Sheep Street and several public car parks located within easy walking distance.

Stratford Upon Avon has excellent transport links, including direct rail services to Birmingham and London, together with easy access to the M40 Motorway.





Description

Ground and first floor mid terraced period building with total ground floor area of c 3,400 sq ft and first floor of c. 1,048 sq ft (currently occupied as offices).

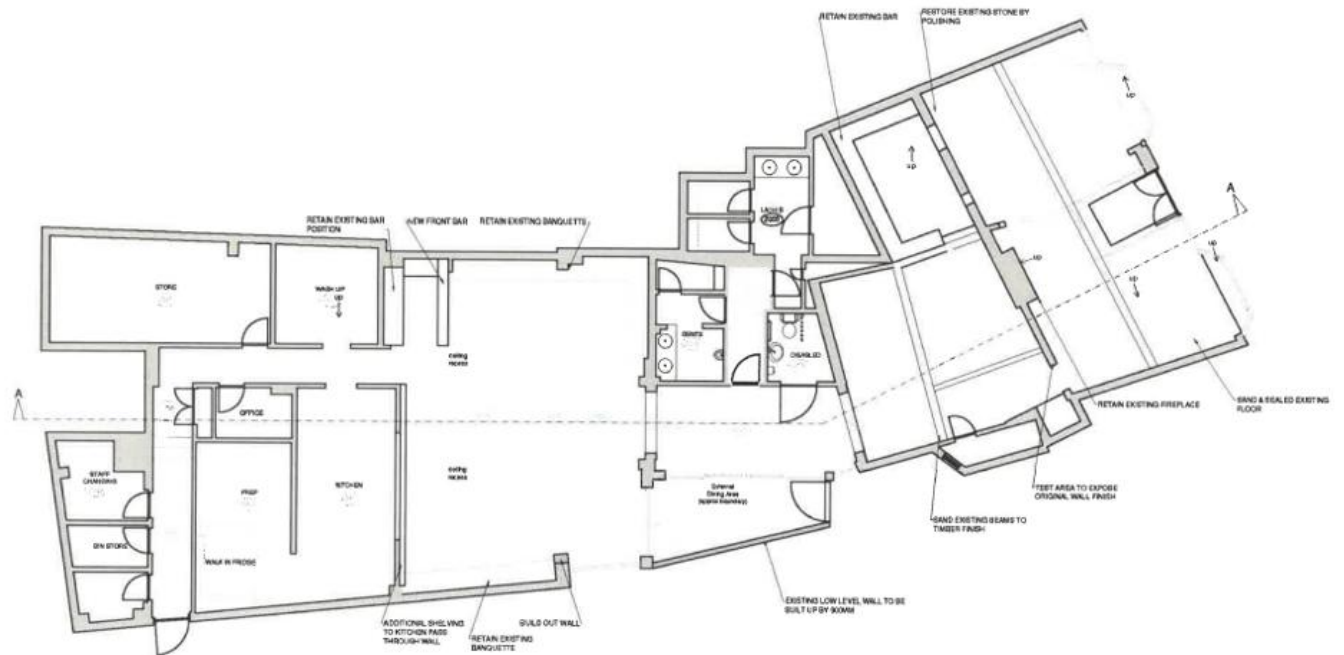
The restaurant has 4 distinct seating areas with servery bar and support kitchen, main kitchen, rear storeroom, cold rooms.

Externally there is a small courtyard where further tables are available.

The premises are heated by means of a gas fired boiler serving radiators.

A schedule of fixtures and fittings that remain will be taken after the current occupier vacates.

Upper floor offices with rear meeting room, kitchen and WC.



Ground floor plan





Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Stratford District Council Planning Department on 01789 267575.

EPC

Ground floor – B49

First floor – D86

A copy can be made available upon request.

Business Rates

Ground floor

Rateable Value: £55,000 (2026 List)

Rates Payable: £23,650 per annum

First floor

Rateable Value: £9,900 (2026 List)

Lease Terms

The premises are available on a new full repairing and insuring lease at a quoting rental of **£110,000 per annum excl.**

It is possible for the ingoing tenant to receive the income from the first-floor office which is currently £10,000 per annum.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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