

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

In-store Unit 3, Morrisons, Alcester Road,
Stratford-upon-Avon CV37 9DA

CONTACT **Jonathan Jones**
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31.10 sq m (335 sq ft) in-store
unit

Within a 7,432 sq m (80,000 sq
ft) **Morrisons** superstore

£12,000 per annum exclusive

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Location

The unit is situated within the **Morrisons** superstore which is prominently located off Alcester Road (A422) and adjacent to Stratford-upon-Avon railway station.

The store comprises some 7,432 sq m (80,000 sq ft) with the benefit of a large car park and petrol filling station.

Description

Unit 3 is situated near to the end of the checkouts adjacent to **Assisted Health Mobility** and **Morrisons Pharmacy**. Other occupiers include **Timpsons** and **Myton Hospices**.

The unit benefits from an electric security roller shutter and is fitted out with UPVC floor tiles and coated MDF paneling (former tenant fit out) beneath a suspended tile ceiling incorporating lighting. At present the unit is configured with a small store room to the rear formed by way of stud wall partitioning, however the unit can be stripped back to suit individual requirements.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 3	31.10	335

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Rating

The unit is not currently subject to a separate rating assessment. However, should the premises become separately assessed the tenant will become responsible for the rates payable.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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