

## TO LET Retail Units

rapleys.com  
0370 777 6292

In-store Units 1, 2 & 3, Morrisons,  
Alcester Road, Stratford-upon-Avon CV37 9DA

CONTACT **Mike Bumford**  
07788 412168 | [mike.bumford@rapleys.com](mailto:mike.bumford@rapleys.com)



In-store units available

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

Unit 1—£34,000 per annum

Unit 2—£12,500 per annum

Unit 3—£12,000 per annum

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### Location

The units are 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 1 is a prominent unit situated adjacent to the store entrance with a glazed shop frontage, tile floor, painted plaster walls and ceiling. The unit is accessed externally from the store car park.

Unit 2 is situated to the end of the checkouts adjacent to **Max Spielmann** and is fitted with a tile floor, painted plastered walls beneath a suspended tile ceiling.

Unit 3 is situated near to the end of the checkouts adjacent to **Assisted Health Mobility** and **Morrisons Pharmacy**. 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 Unit 3 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.

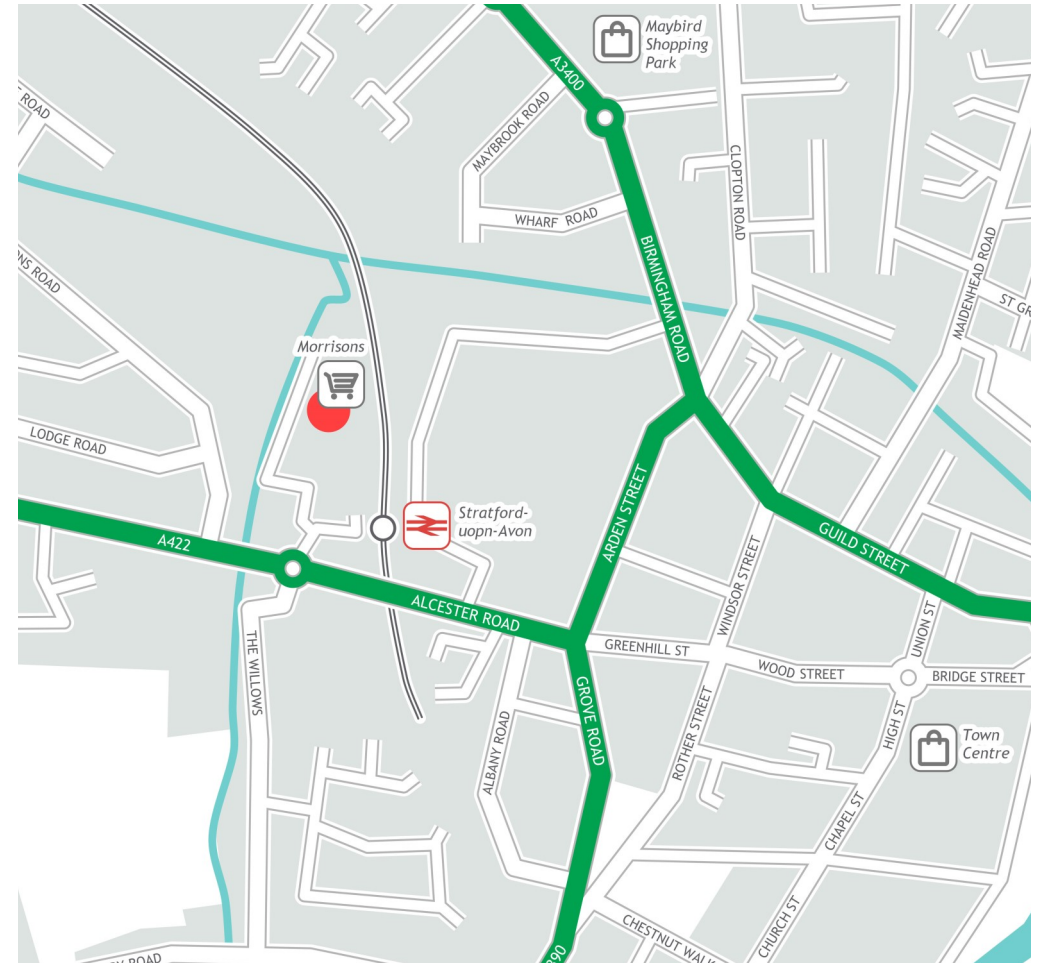
Other occupiers include **Timpsons** and **Myton Hospices**.

### Tenure

Leasehold.

### Terms

The units are 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.



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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1	70.79	762
Unit 2	32.82	353
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.

### 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.

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