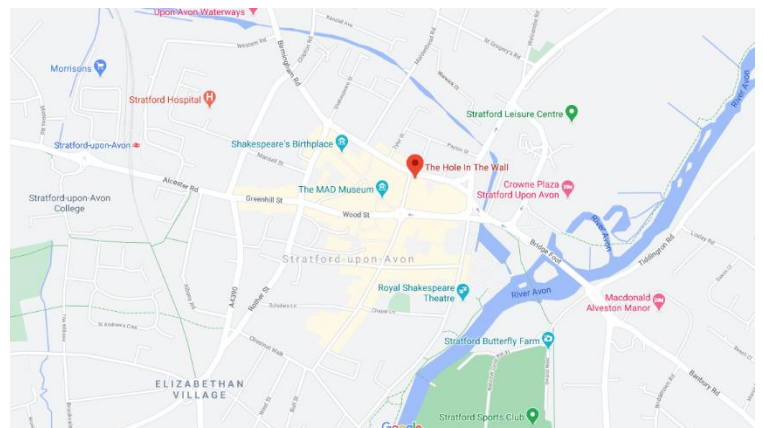




The Corner House, Guild Street, Stratford Upon Avon, Warwickshire CV37 6QY

- Rare Stratford-upon-Avon freehold opportunity
- Close to river, shops & tourist attractions
- Open plan ground floor and Roof Garden
- Two-bedroom owners' accommodation

Freehold or Leasehold offers invited



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons:

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk
www.dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk
www.dcl.co.uk

Location

The Corner House occupies a prominent corner position at the junction of Guild Street and Union Street on the fringe of Stratford-upon-Avon town centre.

The immediate area comprises a mixture of uses including offices and residential.

The heart of the town centre, its main shopping core, tourist attractions and River are all within close proximity.



Description

An end-of-terrace two storey building with rear extension of brick construction with rendered and painted elevations under a pitched tiled roof. To the rear of the property on the first floor is an enclosed roof garden and access to a two-bedroom flat.

Trade

The property is currently closed

Accommodation

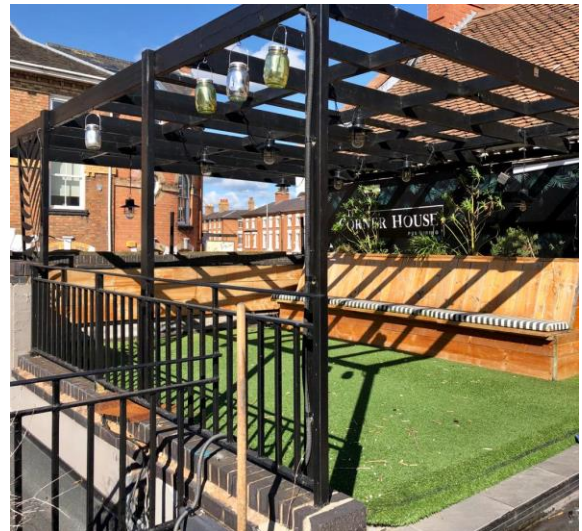
Ground Floor:

Open plan trading area with rear glass conservatory. Bar Servery with pizza oven and preparation kitchen.

Mixture of flagstone and boarded flooring, some exposed brick walls and stone-built fireplace. Ladies, gents and disabled WCs to the rear as well as manager's office.

Living Accommodation:

Two bedrooms, living room, domestic kitchen, bathroom.



Tenure

Freehold or Leasehold

A New Fully Repairing and Insuring lease, free of all ties is available. Rental offers sought in excess of £50,000.

Fixtures and Fittings

The fixtures and fittings that remain on the premises at the time of completion will be included in the sale.

Licence

The property is licensed between the hours of 10am–1am seven days a week for the sale of alcohol.