

20 Chapel Street, Stratford-Upon-Avon, CV37 6EP

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£16,000 Per Annum

- Characterful Tudor building in the heart of Stratford-upon-Avon
- Open plan retail area with ancillary accommodation to the rear
- Suitable for a range of retail and hospitality uses, subject to planning
- Prominent Chapel Street frontage with two large bay windows
- Kitchen, WC and storage facilities
- Approximately 688 sq ft NIA

A characterful ground floor retail unit to let in the heart of Stratford-upon-Avon, offering prominent Chapel Street frontage and flexible accommodation suited to a range of town centre occupiers.

Description
20 Chapel Street comprises a ground floor retail unit situated within a characterful Tudor building on historic Chapel Street. The main accommodation provides an open plan retail area benefiting from two large bay windows, which offer an attractive display frontage and good visibility onto Chapel Street.

To the rear, the property provides ancillary accommodation including a kitchen, WC and several storage cupboards, with the further benefit of basement accommodation suitable for storage.

The combination of front-facing retail space, rear ancillary accommodation and basement storage provides flexibility for a range of occupiers, including retail, café, hospitality or other town centre uses, subject to the necessary planning and landlord consents.

Location
20 Chapel Street occupies a central position within the historic core of Stratford-upon-Avon, one of Warwickshire's most popular and attractive market towns. Chapel Street is a compact and architecturally distinctive street, characterised by period buildings, independent shops, cafés, restaurants and visitor-focused occupiers.

The property is well positioned for access to High Street, Bridge Street, Sheep Street and the wider town centre, benefiting from Stratford-upon-Avon's strong retail, leisure and tourism offer. The town is internationally recognised for its connections to William Shakespeare and attracts significant year-round visitor numbers

Accomodation
The accommodation provides the following approximate Net Internal Area:

Ground Floor Retail and Ancillary Accommodation:
688 sq ft, 63.9 sq m

Business Rates
The rateable value for the property is £15,000 effective 1st April 2026.
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Legal Costs
Each party to be responsible for their own legal costs incurred in any transactions.

VAT
All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC
C-76

Services
It is understood that standard services are connected to the property. All interested parties are advised to make their own enquiries with the relevant suppliers to ensure continuity and adequacy of supply.

Viewing
Strictly by prior appointment through the agents.

Important Notes
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.
VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk or call 01789 387882