

23a Wood Street, Stratford-Upon-Avon, CV37 6JF

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£6,500 Per Annum

- First floor office premises
- Busy town centre location
- Extending to 732 sq ft
- Bright and airy accommodation
- Self-contained with dedicated access
- EPC B

Description
The property comprises a suite of offices in the heart of the town centre. The first floor provides separately accessed office space with carpets, decorations and kitchen. The office benefits from high footfall and passing vehicular traffic making it a highly visible business location. The market place is in close proximity as are a number of the town's bus stops.

Location
23 Wood Street occupies a central position within the historic core of Stratford-upon-Avon, one of Warwickshire's most popular and attractive market towns. Wood 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
First Floor: 732 sq ft

Business Rates
The rateable value is £8,500 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
B-49

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.

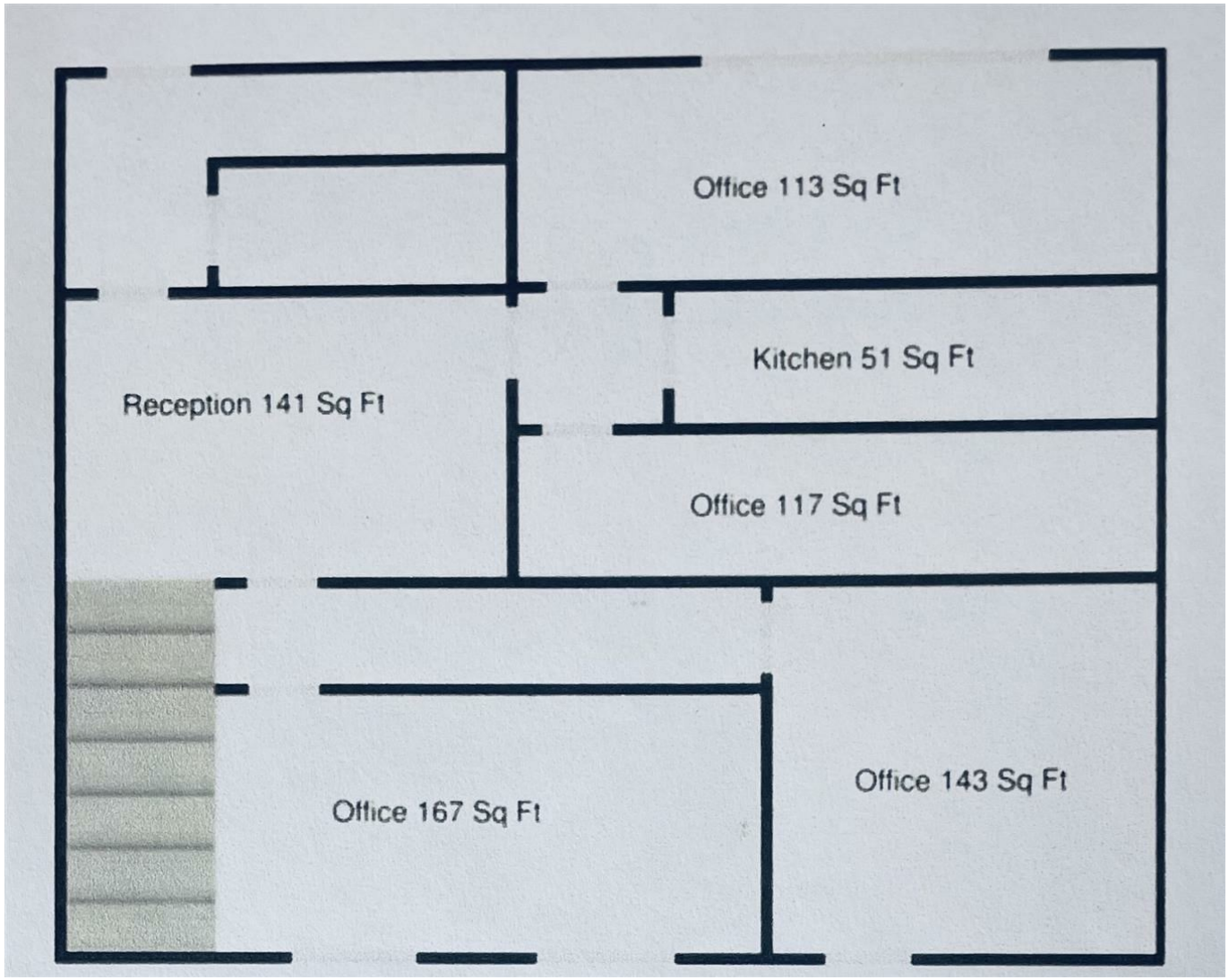








Plan



For further information please email commercial@sheldonbosleyknight.co.uk