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VIEW ONLINE

CAFE (A1), RETAIL - IN TOWN, RESTAURANT TO LET



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COFFEE SHOP AT ROSALIND COURT, BRUNEL WAY, STRATFORD-UPON-AVON, CV37 6EL

To Rent: £25,000 per annum 1,240 sq ft (115.20 sq m)

Description

The coffee shop at Rosalind Court comprises high quality cafe premises opposite Stratford railway station. The unit is attached to the Rosalind Court Independent Living Scheme, from which it has direct access for its residents. The cafe occupies a corner plot with glass frontage, as well as a generous outdoor seating area. Internally, the cafe area makes up approximately 82% of the floor area, with remainder assigned to an office / storage area and WCs, including one accessible WC.

Summary

- Opposite Stratford-upon-Avon train station
- Attached to large independent living scheme with direct access
- CCTV
- Generous outdoor seating area
- Regular foot traffic
- Alcohol licence: 07:00 - 22:00 Mon - Sun





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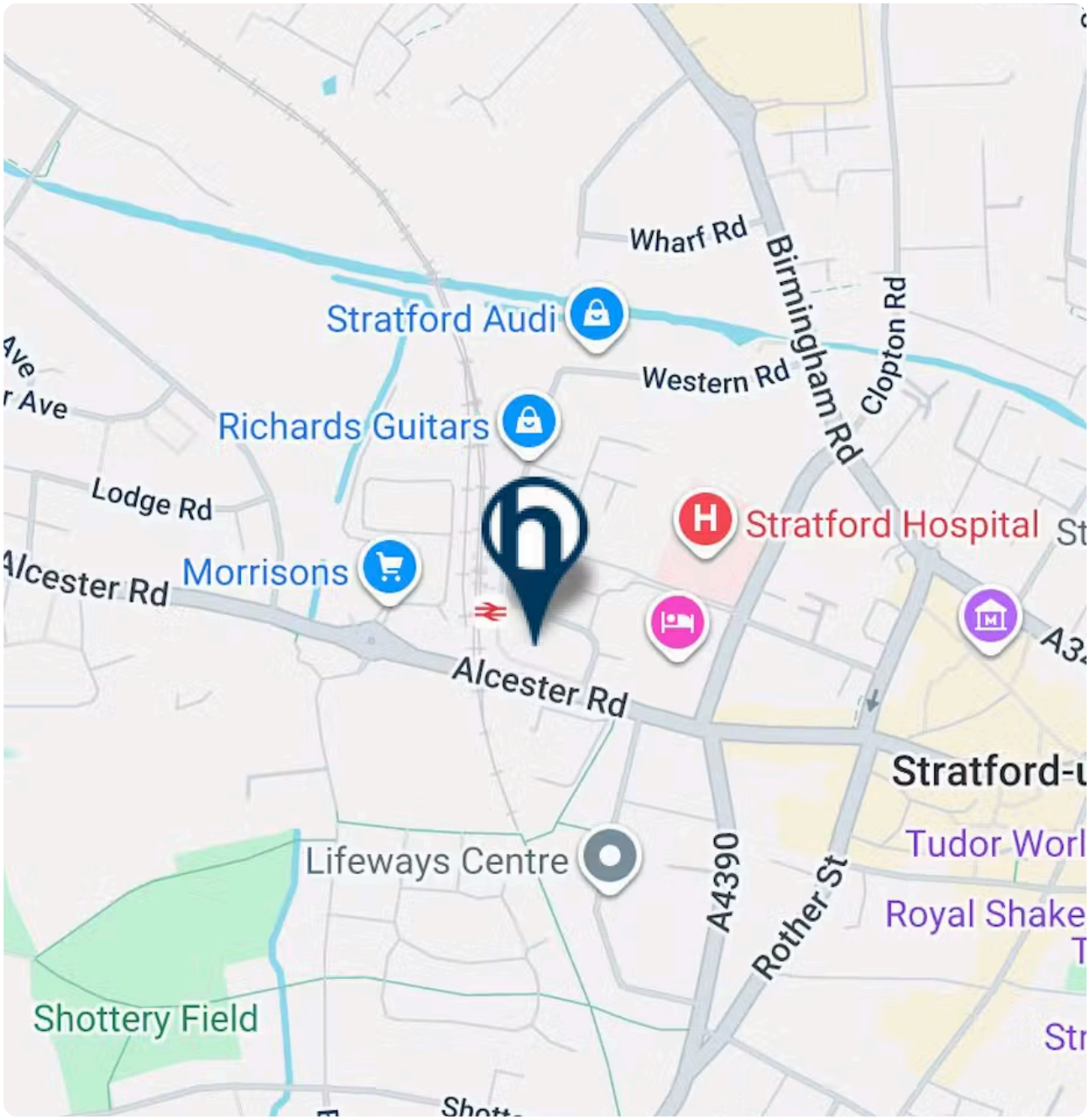
Location

The coffee shop is ideally located directly opposite the entrance and exit to Stratford-upon-Avon Railway Station, and forms part of the Rosalind Court Independent Living Scheme. Stratford town centre is approximately a 5 minute walk away.



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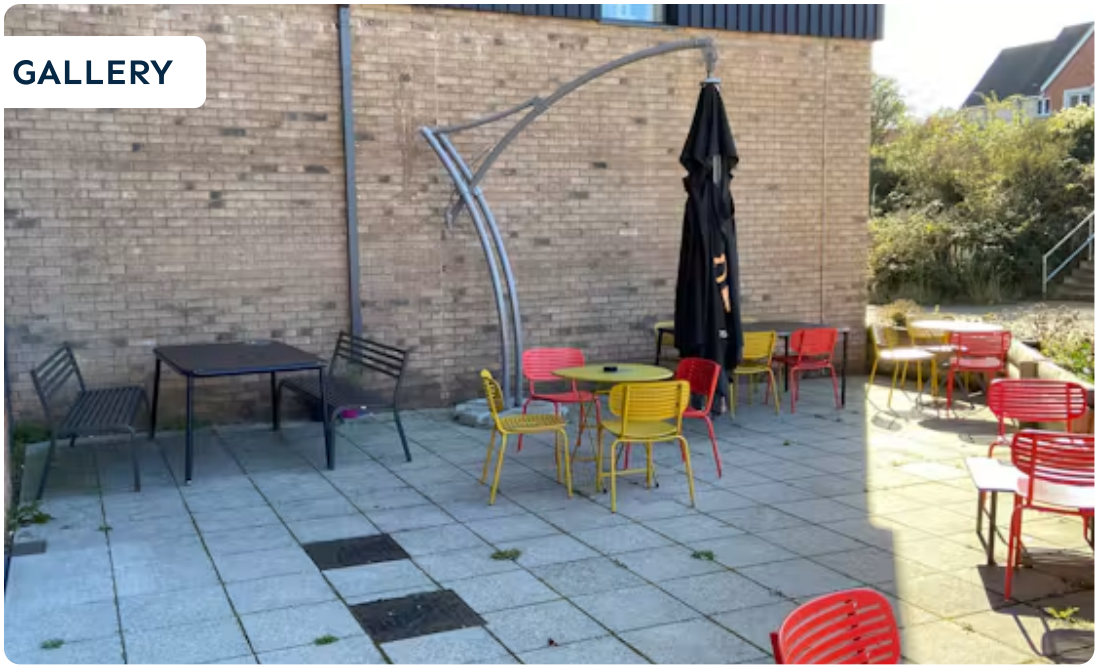
GALLERY









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To Rent: £25,000 per annum 1,240 sq ft (115.20 sq m)

RENT

£25,000 per annum

BUSINESS RATES

Rates Payable: £26,500 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



Charlie Glover
07806 767 073
02476 308 900
charlie.glover@bromwichhardy.com

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