

# BUTCHERS SHOP

## TO LET: Fully Equipped Prime Town Centre Location

July 2023



**7 Market Place, Shipston-on-Stour**  
**Warwickshire CV36 4AG**  
**£12,000 per annum**

*Subject to Contract*

## BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

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**Accommodation:** We have received instructions to market this attractive, town centre property, which has for many years (since 2006) been trading as a very popular butchers shop, with much demand from the local and wider community. The shop is being offered to a prospective butcher, fully equipped with all existing equipment, and would be the perfect location for a new butcher to launch their business or for an existing established business looking to expand. Situated in this popular Cotswold town, 9 miles south of Stratford-upon-Avon, these premises have been completely re-decorated and offer a well presented shop, with all areas including counters, freezers, kitchen, etc in clean and good working order.

**Tenure :** The premises, which consist of the ground floor, as well as good storage / office accommodation on the first floor, are available at an initial rent of £12,000 per annum. We are initially offering a six year lease, with a three year rent review. Rent is to be paid quarterly in advance.

**Management charge:** An ingoing tenant will be responsible for payment of a management fee, set at 5% of the passing rent, as our clients will take responsibility for maintaining the structure of the property.

**Insurance:** The ingoing tenant will be responsible for re-imbursing the landlords the annual insurance premium, which for the financial year 2023 / 2024 is to be £600.

**Legal Fees:** An in-going tenant will be asked for a contribution of £750 plus VAT towards our client's legal costs for the preparation of a lease agreement, this to be paid as solicitors are instructed.

**Rateable Value:** This property has a rateable value of £11,500. Therefore, if this is a tenants only commercial premises in England, no rates will be payable under the government's Small Business Rates Relief Scheme. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2023\\_2024\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2023_2024_.pdf) . If this is not your only commercial property, rates payable will be £5,739.

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## Two Storey, Fully Equipped, Well Presented



In the past Shipston-on-Stour has had four butchers shops operating within the town centre. There are currently none and any prospective tenant will therefore have no competition from an independent operator at the current time.

The premises offer the following accommodation:

- Ground Floor Retail (shop frontage 22ft) 384 sq ft
- Ground Floor Preparation Room 120 sq ft
- Ground Floor Kitchen 120 sq ft
- Walk-in Freezer 144 sq ft
- Ground Floor Rear Storage Area 56 sq ft
- First Floor Storage 430 sq ft



The second floor is not accessible and will not be included in any tenancy.

Shipston-on-Stour has a population of approximately 5,850 (2021 census). In the last two / three years there has been considerable new housing developments, particularly on the Campden Road, by major national house builders.

Prospective occupiers are strongly encouraged to visit this prosperous and attractive market town, which has many independent stores catering for the resident population, as well as regular visitors. An indication of the nature of existing businesses can be found by viewing our ABC Guide at [https://www.centre-p.co.uk/Shipston\\_on\\_Stour\\_Local\\_Businesses.pdf](https://www.centre-p.co.uk/Shipston_on_Stour_Local_Businesses.pdf).



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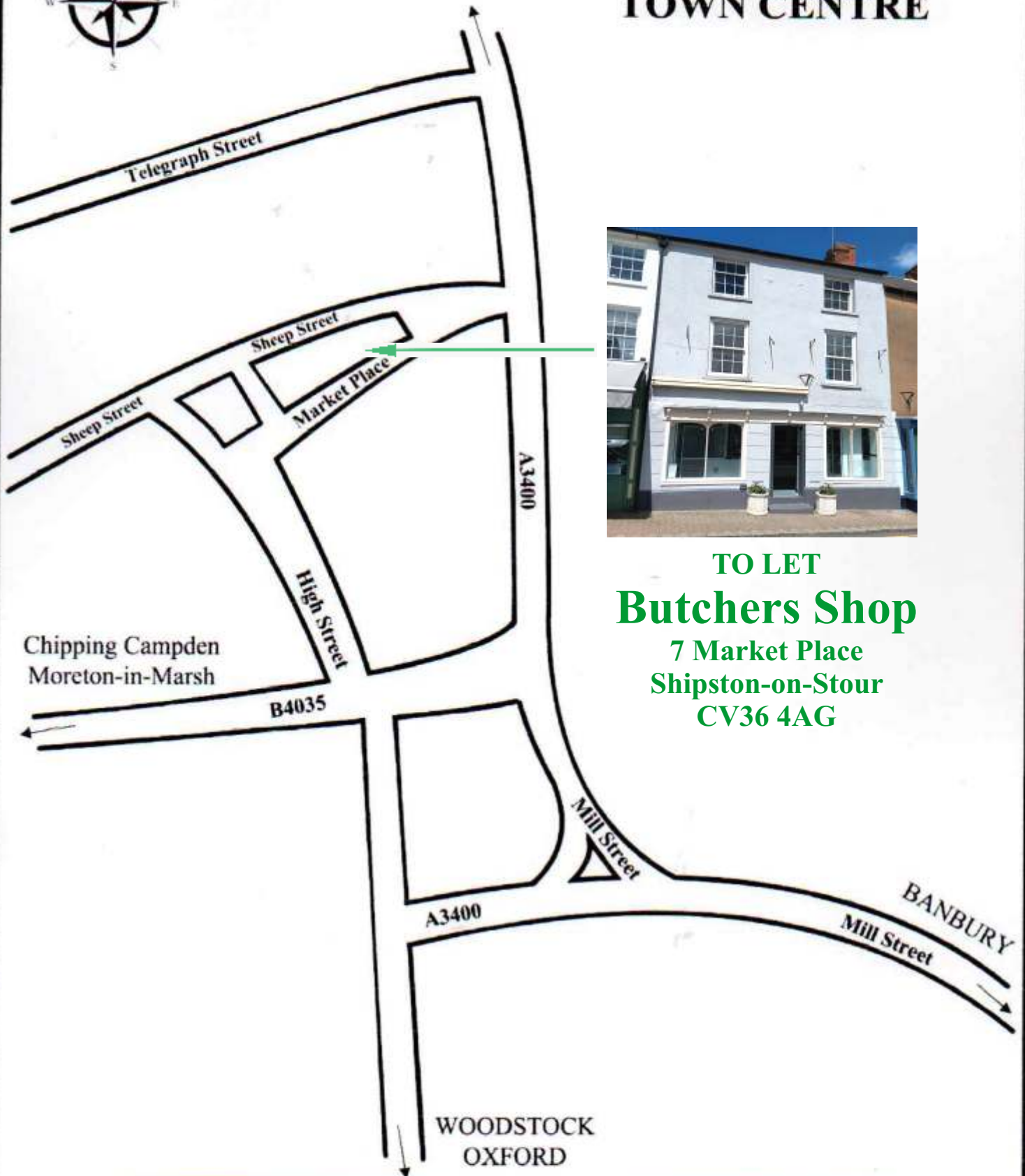
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STRATFORD-UPON-AVON

# SHIPSTON-ON-STOUR TOWN CENTRE



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**Butchers Shop**  
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CV36 4AG

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