

For Lease

Cafe

ESQUIRES COFFEE



Coffee Shop At Rosalind Court

Opposite Stratford-upon-Avon Station, Brunel Way,
Stratford-Upon-Avon CV37 6EL

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

📦 1,240 Sq Ft
💷 £25,000 Per Annum

Key Features

- 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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02476 308900



office@bromwichhardy.com

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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.

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.

Accommodation

Area	Sq Ft	Sq M
Sales / seating	1,064	98.85
Office / storage	176	16.35
Total	1,240	115.2

Business Rates

Rateable value: £26,500

Rates payable: £13,223.50 pa

EPC

B30

VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

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