



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9393
www.kearneybell.co.uk

STRATFORD UPON AVON, 15 BRIDGE STREET

LOCATION

Situated on the extremely busy southern side of Bridge Street, the unit is located close to a large number of national occupiers including The White Company, Jo Malone, Crew Clothing, Marks & Spencer and Boots.

RENT

On application.



RATES

Rateable value 2017 £38,000

50% business rates relief until March 2023 for eligible occupiers. Interested parties should make their own enquiries to the local authority to verify the information.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Sales	44.2 sq m	476 sq ft
Mezz Anc.	16.4 sq m	177 sq ft
First Floor Anc.	16.4 sq m	176 sq ft

TIMING

Available subject to vacant possession. Staff unaware.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

MONEY LAUNDERING REGULATIONS

Under new Anti Money Laundering legislations Kearney Bell are obliged to verify the identity of proposed tenants once a letting has been agreed. An AML check will need to be completed by proposed tenants once Heads of Terms have been agreed.

INSPECTIONS

Viewing by appointment with:

Aaron Bell
020 3773 9393 / 079 20020048 / aaron@kearneybell.co.uk
Subject to vacant possession



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Important Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contract. All prices/rents are quoted exclusive of any VAT which may be payable. SUBJECT TO CONTRACT