

COMMERCIAL UNIT TO LET



SITUATION

The Arden Centre is located on the B4089 between Wootton Wawen and Alcester, circa 3.5 miles from Stratford upon Avon and 8.5 miles from Henley in Arden

DESCRIPTION

A mixed commercial development with ample customer parking, The Arden Centre comprises eight retail businesses with tenants including Yugen Bonsai, Skinetics Skin and Aesthetics Clinic, Sherwoods Telescopes, Neil Harvey Hairdressers and a private gym.

The property has the potential for a variety of uses including offices, retail, small workshop, crafts and beauty.

Further information can be obtained on The Arden Centre website www.ardencentre.co.uk

UNIT 9:

Total Area	394 sq.ft	(36.6 sq.m)
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Please note :Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves

LEASE

Unit 9 is offered on a new lease for a term of years to be agreed.

RENT

£7,800 per annum

TIM COX ASSOCIATES

COMMERCIAL PROPERTY
CONSULTANTS

UNIT 9,
THE ARDEN CENTRE
LITTLE ALNE
WOOTTON WAWEN
HENLEY IN ARDEN
WARWICKSHIRE
B95 6HW

- RETAIL UNIT TO LET ON A MIXED COMMERCIAL DEVELOPMENT
- 394 SQ FT (36.6 SQ M)
- AMPLE CUSTOMER PARKING
- RENT: £7,800 PER ANNUM

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COMMERCIAL PROPERTY
CONSULTANTS

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Stratford upon Avon
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UNIT 9, THE ARDEN CENTRE WOOTTON WAWEN

RATEABLE VALUE £7,600 from 1st April 2026

We understand that business rates are currently nil due to Small Business Rates relief, but we would ask potential tenants to make their own enquiries with the Local Authority - 01789 267575.

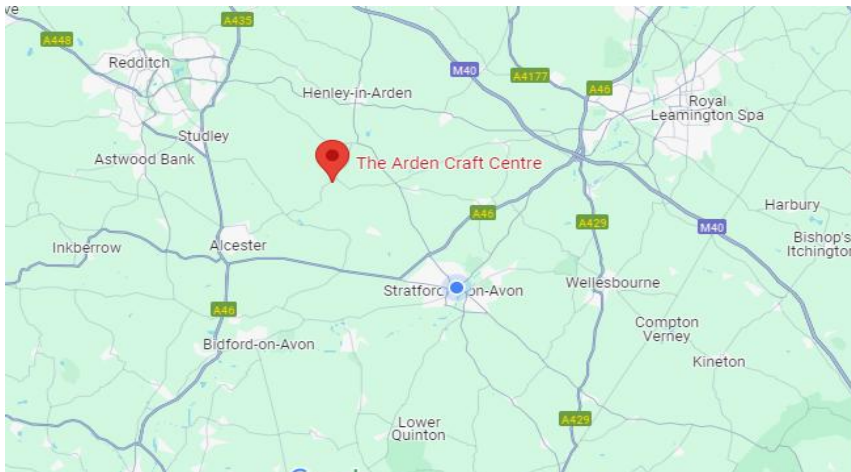
SERVICE CHARGE The service charge for the maintenance and upkeep of the centre is included in the rent.

FLOOR PLANS Available from the Agents

VAT VAT is not payable on the rent.

EPC Available from the Agents

VIEWING Strictly by appointment with the Agents.



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