

# BELL COURT

STRATFORD-UPON-AVON

X REAL ESTATE

BELL COURT  
SHOPPING CENTRE  
STRATFORD UPON  
AVON

FLAGSHIP  
BAR/RESTAURANT  
OPPORTUNITY

[Website](#)

[Location](#)



## UNIT 19 PROPERTY SUMMARY

- Ground Floor Restaurant
- Prime location
- 2,835 sq ft (263.38 sq m)
- Additional outdoor seating
- Fully fitted
- Close to Nando's, ASK, All Bar One, Miller & Carter, Seasalt, Beleza Rodizio & MOR Bakery.



## UNIT 19, BELL COURT

### ACCOMMODATION

Floor	Size
Ground	2,835 sq ft

### LOCATION

The property occupies an extremely prominent location within Bell Court, in the heart of **Stratford Upon Avon**.

Bell Court boasts an impressive mix of major national chains alongside quality independent shops, cafes and restaurants. There is an on-site 247 space NCP Car Park

The unit sits directly below the **Everyman Cinema** and within close proximity of **Nando's**, **ASK Italian**, **Miller & Carter**, along with **Beleza Rodizio**, **Seasalt** and **MOR Bakery**.

### DESCRIPTION

The restaurant is arranged over the ground floor only and also provides the opportunity for ample outdoor seating.

### TERMS

Subject to Vacant Possession, the unit is to be let on a new effectively FRIL subject to a Service Charge, for a term to be agreed.

### RENT

Upon Application

### BUSINESS RATES

Rateable Value (April 2023) - £85,500  
Rates Payable. - £43,776

*A 75% reduction on the Business Rates bill may be available to qualifying occupiers. Please enquire for further details.*

### VAT

All figures are quoted exclusive of VAT

### EPC

*Available upon request*

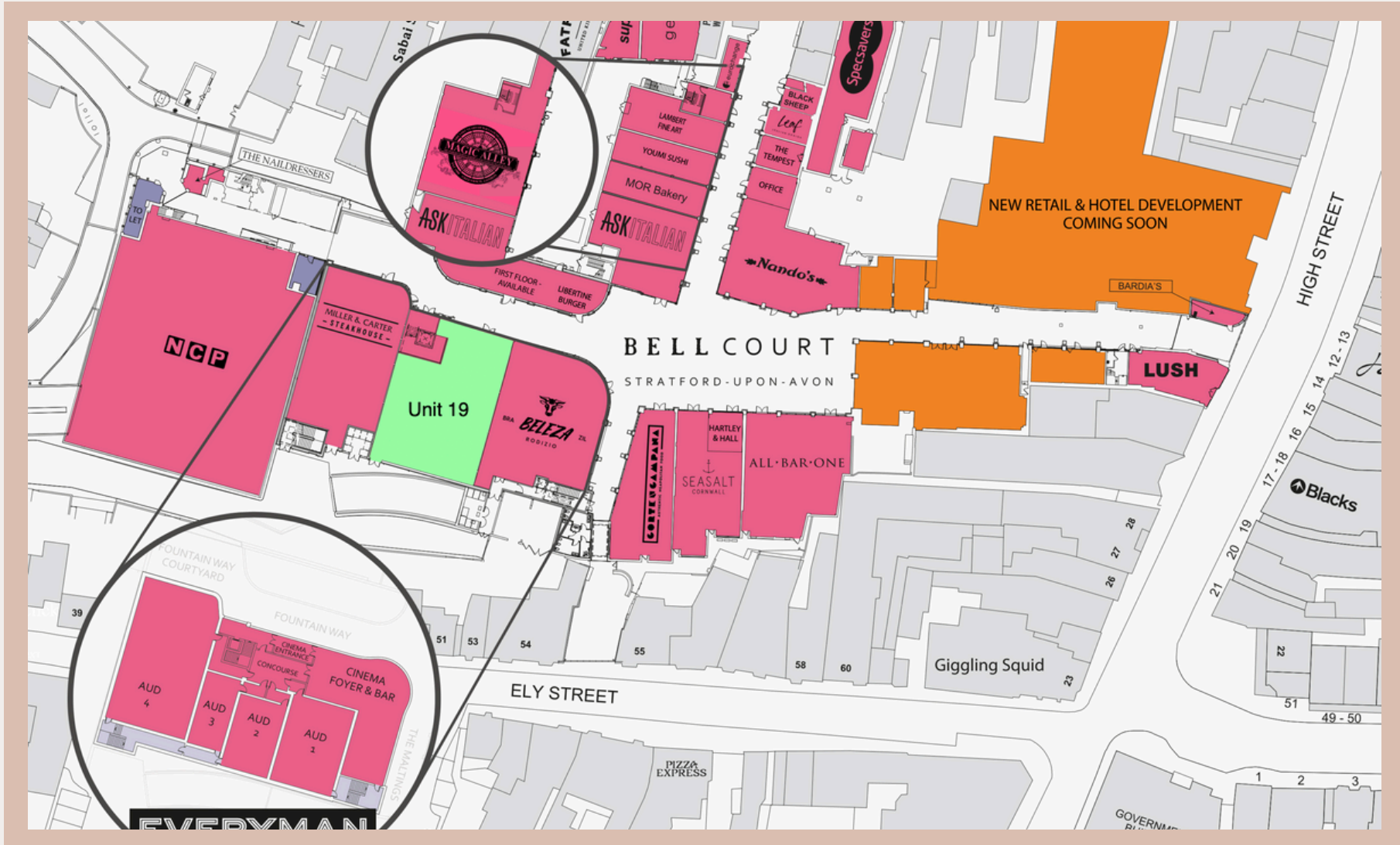


### CONTACT/VIEWINGS

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Brochure

# LOCATION



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