

# SHOP TO LET

## TIM COX ASSOCIATES

COMMERCIAL PROPERTY  
CONSULTANTS



### 67B HIGH STREET BIDFORD ON AVON B50 4BG

- GROUND FLOOR SHOP
- CURRENTLY OPERATING AS A HAIRDRESSING SALON
- SALON/SALES AREA 349 SQ FT (32.4 SQ M)
- KITCHEN & SEPARATE WC
- NEW LEASE
- LOW RENT

**SITUATION:** Bidford on Avon is a thriving village situated on the banks of the River Avon with local amenities including a Co-op, One-Stop shop, other shops, pubs, bars and restaurants.

**DESCRIPTION:** Situated on the High Street in the centre of the village, a ground floor lock-up shop premises, currently operating as a hairdressing salon but ideal for many other uses. The accommodation comprises salon/sales area, under stairs cupboard, kitchen and separate WC.

<b>ACCOMMODATION:</b>	Salon/Sales	349 sq ft	(32.4sq m)
	Under stairs cupboard	15 sq ft	(1.45 sq m)
	Kitchen	104 sq ft	(9.69 sq m)
	Separate wc		

*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.*

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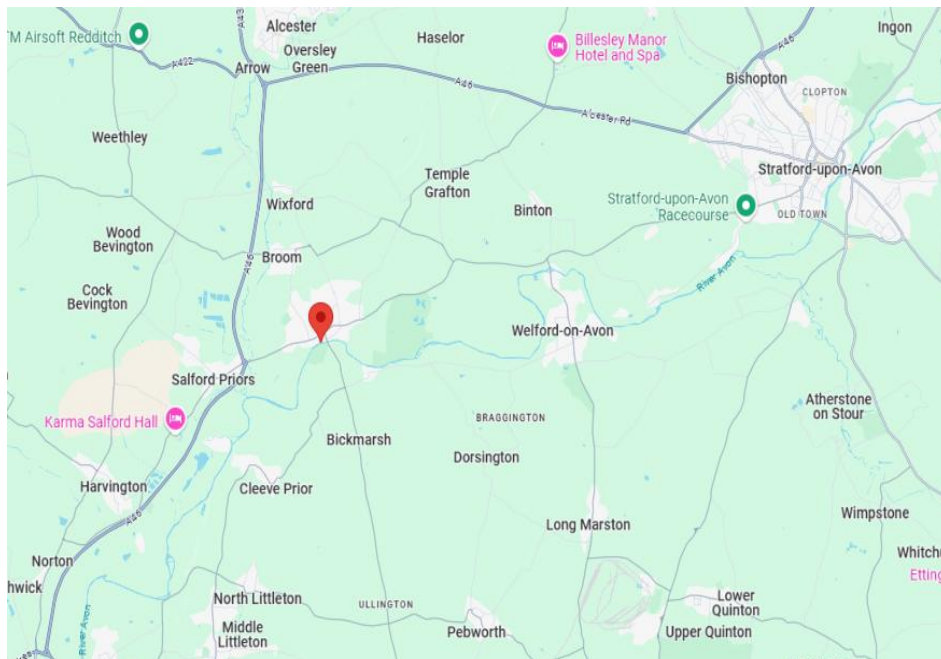
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# 67B HIGH STREET, BIDFORD ON AVON

- ALSO AVAILABLE:** The first-floor accommodation above the salon is available to let, formerly a beauty salon with separate access.
- LEASE:** The property is offered on a new full repairing lease for a term of years to be agreed.
- RENT:** £7,500 per annum exclusive
- RATEABLE VALUE:** £5,100 from 1<sup>st</sup> April 2023.
- SERVICES:** Mains gas, electricity, water and drainage are Connected to the property. The boiler was replaced approximately 6 months ago.
- LEGAL COSTS** Each party will be responsible for their own legal costs in the transaction.
- VAT** VAT will be payable where applicable.
- EPC** Available from the Agents
- VIEWING** Strictly by appointment with the Agents.

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