

westbridge

COMMERCIAL

TO LET

**EXISTING CHILDREN'S SOFT PLAY BARN
FURTHER CAFÉ & NEW
BUILD AVAILABE SOON**



The Play Barn, Stratford Armouries, Stratford Upon Avon



Richard Johnson



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www.westbridgecommercial.co.uk

- 6,136 sq ft (GIA)
- Fitted Out Play Barn
- Climing Frame
- Catering Kitchen
- Car Park for 50 Cars
- £55,000 pa + VAT

The Play Barn, Stratford Armouries, Gospel Oak Lane, Stratford Upon Avon, Warwickshire, CV37 0JA

Location:

The Play Barn is located at the Stratford Armouries complex on Gospel Oak Lane which is access off the main A4300 Birmingham Road out of Stratford upon Avon. There are good motorway transport links to the M40 at junction 15 which is located 5.5 miles away as well as main line Tran stations at Stratford upon Avon 3.3 miles away and Wilmcote Station located 1.6 miles away.

Description:

The Play Barn is a children's indoor play centre which has recently undergone considerable refurbishment and is now ready to be leased. The property comprises of the following accommodation: From the car park which has 50 parking spaces is the Play Barns own entrance leading to the main reception/foyer with serving counter and magnetic operated doors to the main play areas. Once in the play area there is a serving counter for food and beverage orders and beyond this is the larger open plan seating and play area featuring a fitted children's climbing frame with slides and ball park. There are 20 tables with chairs, hard wearing composite flooring and carpet flooring around the play frame itself. The owners have recently installed a new mezzanine level ideal for private parties or further dining space. From the main hall there are a block of three toilets with disabled, ladies and gent's toilets, a first aid room/store room with chest freezer and access to the kitchen area. The kitchen area is fitted with stainless steel professional products and a full inventory of the equipment is available from the agent's office in PDF format. From the main reception/foyer is a small room ideal for an office or store room and there is a larger party room which has previously been used for children's parties. This room is large enough to be split up into several smaller party rooms (subject to the necessary consents) and there is also already a further small room off the main party room. Outside of the party room is a decked area ideal for outside seating in the warmer months.

N.B There is a Café/Restaurant of 2,727 sq ft (253.44 m2) and a New Build Unit available (5198 m2) 5,593 sq ft by separate negotiation.

Floor Area:

Gross Internal Area (GIA) is 6,136 sq ft (570.05 m2)

Price:

£55,000 per annum.

Tenure:

New lease available excluded from the landlord and tenant act 1954.

Service Charge:

To pay a fair and proper proportion of the communal maintenance based upon the floor area occupied.

Rateable Value:

£10,500 source: www.voa.gov.uk (N.B A breakdown of the valuation is not shown)

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business maybe entitle to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £2000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of six months worth of rent but could change and is subject of the tenant's financial status.



VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = B.
A full copy of this report will be available from the agent's office upon request

Viewing:

Viewing strictly by prior appointment with sole agent:

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies.

We will not share this information with any other third party without your consent.

More information on how we hold and process your data is available on our website

www.westbridgecommercial.co.uk

