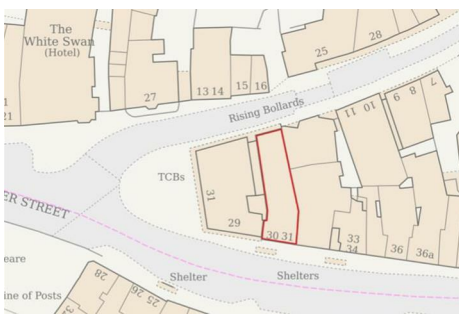




30-31 Wood Street , Stratford-Upon-Avon, CV37 6JG

Nestled in the vibrant heart of Stratford-upon-Avon, this exceptional commercial property on Wood Street presents a remarkable investment opportunity. Currently under a secure ten-year lease, commencing on 20th March 2026, with a five-year break clause, this property generates an impressive annual income of £45,000.

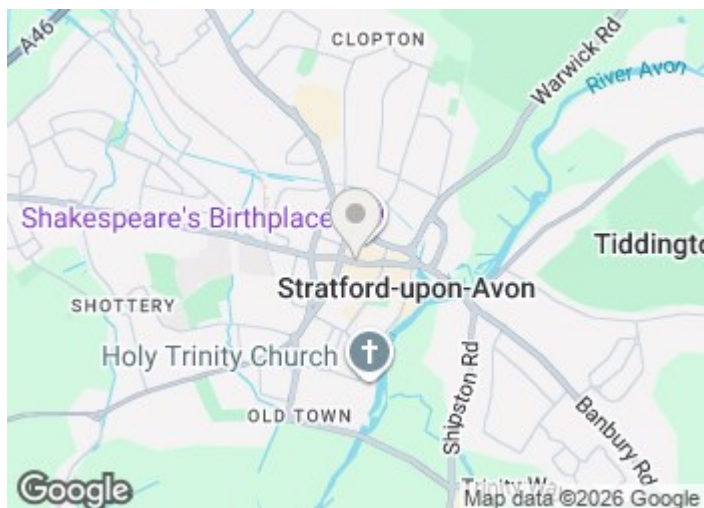
Spanning a generous 1,818 square feet on the ground floor, the property boasts a prominent shop front, ideal for attracting foot traffic and enhancing visibility. The first floor offers an additional 1,589 square feet of ancillary accommodation, providing ample space for various business needs or potential expansion.

Stratford-upon-Avon, renowned as the birthplace of William Shakespeare, is a bustling town that draws visitors from around the globe. This prime location not only benefits from the rich cultural heritage of the area but also enjoys excellent accessibility, with both front and rear access points from Wood Street and Meer Street.

The property is offered with a fully maintaining and insuring lease, ensuring peace of mind for the prospective buyer. This is a rare chance to acquire a well-positioned commercial space in a thriving market, making it an attractive proposition for investors seeking a stable income in a historic and picturesque setting.

£550,000

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Directions

Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

