



**REAL  
ESTATE**

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PRIME RETAIL OPPORTUNITY

# Unit 1

Bell Court Shopping Centre  
Stratford-upon-Avon

235 sq ft ground floor retail unit

SUITABLE FOR

RETAIL

LEISURE

OFFICE

RETAIL / LEISURE / OFFICE

AVAILABLE TO LET

# A compact shopfront opportunity within Bell Court.



Bell Court is Stratford-upon-Avon's curated retail and leisure quarter, anchored by Everyman Cinema and an established food and beverage offer.

Nearby occupiers include **Everyman Cinema, Nando's, ASK, Miller & Carter, Seasalt, Lush**, and a strong mix of independent cafes, restaurants and retailers.

**The Ivy Restaurant** is due to open within the former Debenhams building, further strengthening Bell Court as a destination.

**THE IVY**

235

SQ FT TOTAL

E

PLANNING USE

ACCOMMODATION	SQ M	SQ FT
Ground Floor	21.8	235

## PROPERTY DESCRIPTION

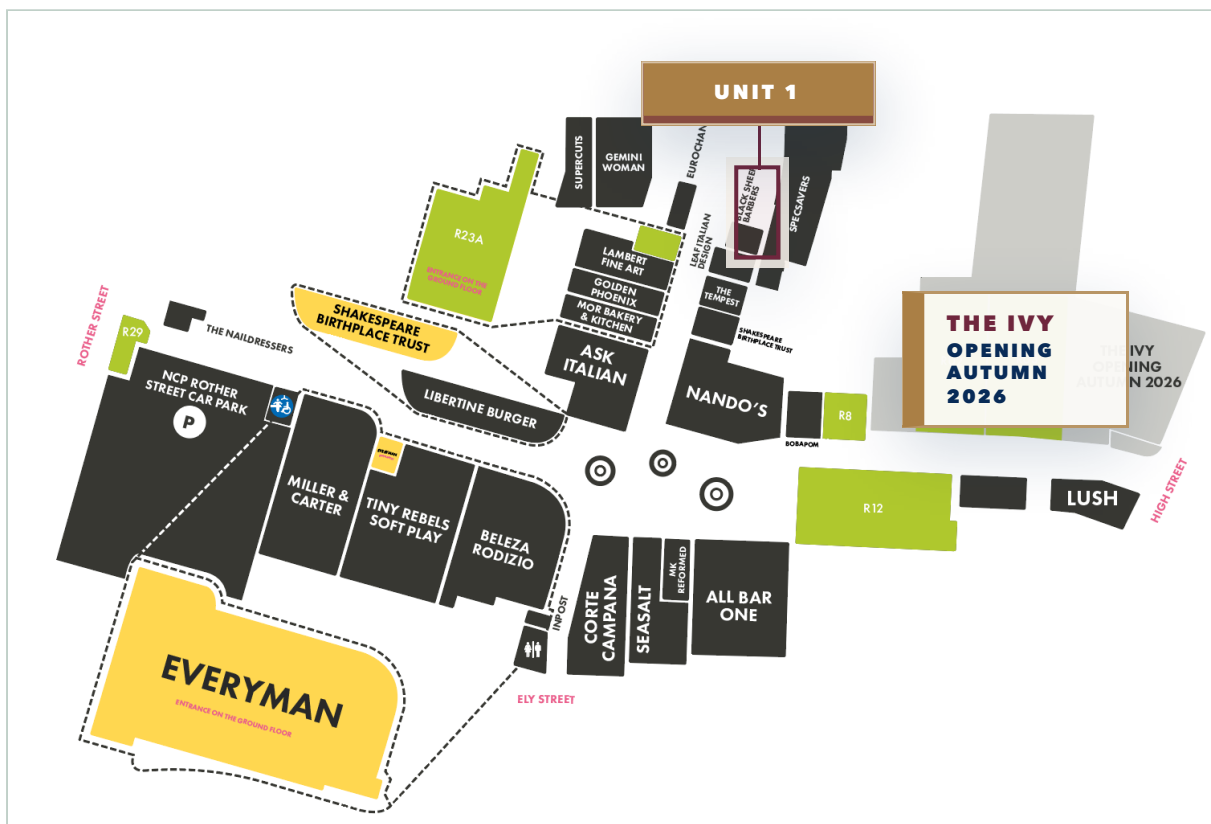
The unit occupies a compact shopfront position close to Bell Court's **Wood Street** entrance, between Eurochange and Specsavers.

The unit provides 235 sq ft of efficient ground floor accommodation, suitable for retail, leisure, office or other Class E uses.

The format suits occupiers seeking a visible, easy-to-operate town-centre base within an established retail and leisure setting.

# Positioned within Bell Court's principal retail and leisure circuit.

The letting plan shows the wider Bell Court offer, highlighting the relationship between the main pedestrian routes, food and beverage operators, retail occupiers and surrounding customer flow.



**UNIT 1**

Located close to Wood Street, between Eurochange and Specsavers.

Plan is indicative and provided for identification purposes only.

LOCATION



# A refined commercial address with a natural retail audience.

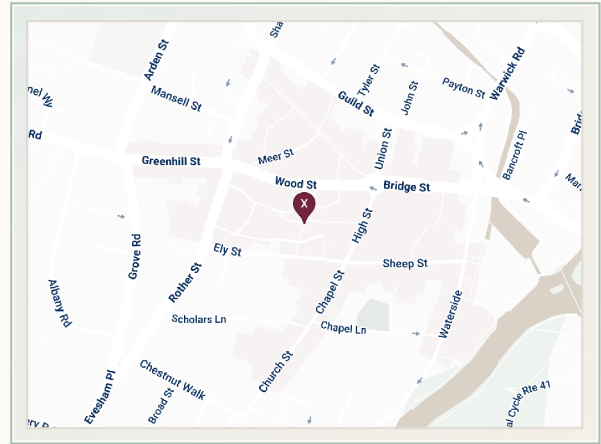
*“An impressive mix of leisure, retail & restaurants, set around a charming central square.”*

**BELL COURT**  
STRATFORD-UPON-AVON

Bell Court occupies a central position in Stratford-upon-Avon, moments from the town's principal retail streets, visitor attractions and established food and beverage circuit.

The scheme benefits from **248 on-site car parking spaces**, strong pedestrian movement and a broad local, tourist and day-visitor audience throughout the week.

This position gives occupiers access to the town-centre catchment, visitor footfall and Bell Court's established food and beverage audience.



[VIEW ON GOOGLE MAPS](#)

**BY CAR**

Birmingham	<b>49 min</b>
Oxford	<b>1 hr 18 min</b>
London	<b>2 hr 14 min</b>

**BY RAIL – WARWICK PARKWAY**

Birmingham Snow Hill	<b>25 min</b>
London Marylebone	<b>1 hr 20 min</b>

<b>£475m</b> ANNUAL CATCHMENT SPEND	<b>+38%</b> HOUSEHOLD INCOME VS UK AVG	<b>4.9m</b> VISITOR TRIPS A YEAR	<b>248</b> ON-SITE PARKING SPACES
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SOURCE: ONS, VISIT BRITAIN & STRATFORD ECONOMIC IMPACT DATA.

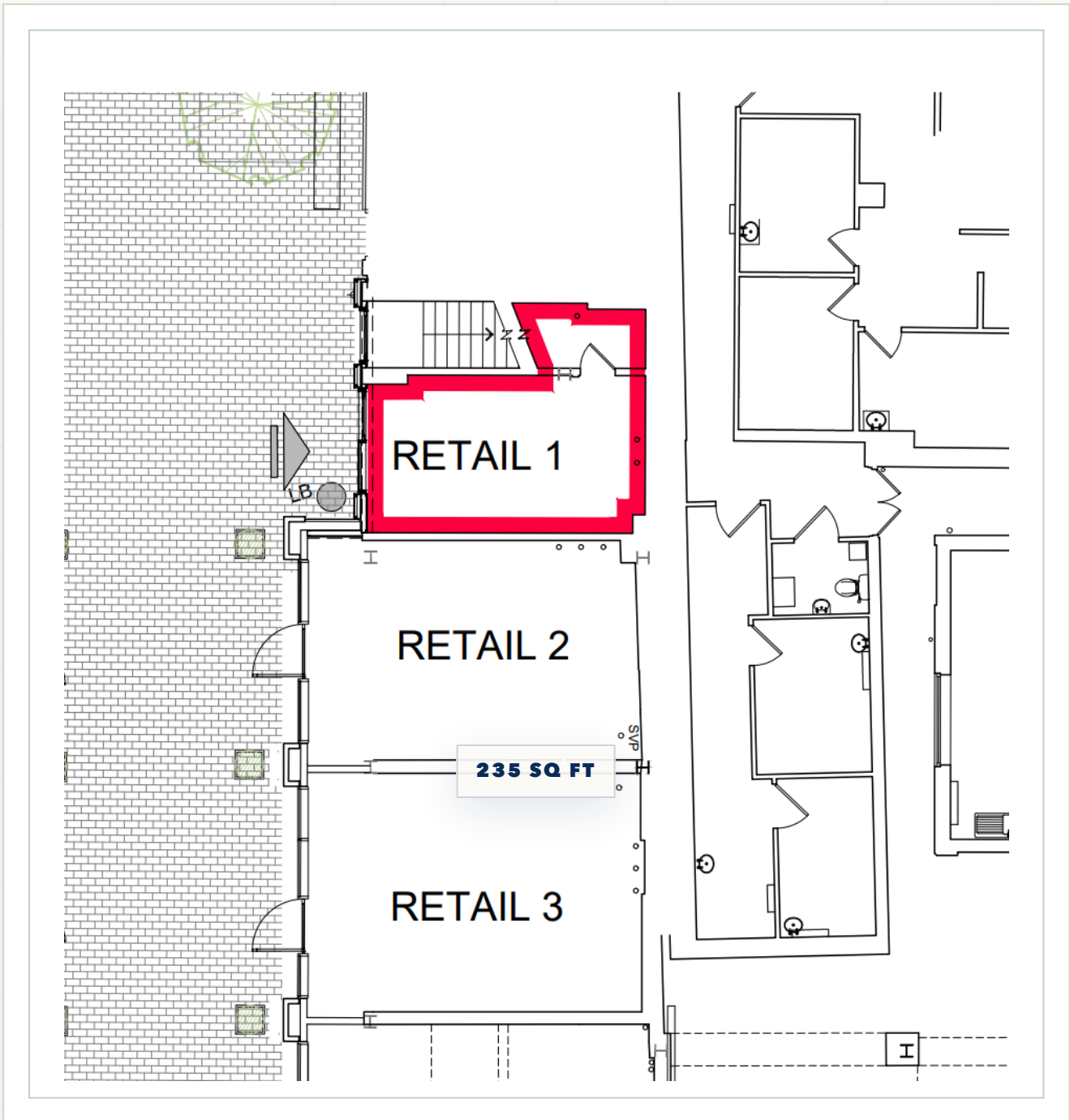


**BELL COURT CENTRAL PIAZZA**



**ACTIVE FOOD & BEVERAGE OFFER**

# Efficient ground floor accommodation within Bell Court.



**UNIT 1**  
Ground floor architect's layout plan.

Plan is indicative and not to scale.

# Lease terms and viewing arrangements.

## TERMS

Subject to vacant possession, the unit is to be let on a new effectively FRI lease, subject to service charge, for a term to be agreed.

## RENT

Quoting rent of **£12,500** per annum exclusive of Service Charge, Business Rates (if applicable) and VAT.

## BUSINESS RATES

Rateable Value (April 2026): **£10,750**.  
Prospective tenants are advised to contact the local rating authority to confirm any transitional relief or discounts that may apply.

## VAT

All figures quoted are exclusive of VAT.

## EPC

Available upon request.



Viewings  
strictly by  
sole agent.

**NIGEL THOMPSON**

X Real Estate

nigel@x-re.co.uk

07971 006 880

**BELL COURT  
WEBSITE**



**WHATSAPP  
ENQUIRY**

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