



**REAL
ESTATE**

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PRIME RETAIL OPPORTUNITY

Unit 2/3

Bell Court Shopping Centre
Stratford-upon-Avon

4,484 sq ft ground floor
accommodation available
individually or combined

SUITABLE FOR

RETAIL

LEISURE

RESTAURANT

RETAIL / LEISURE / RESTAURANT

AVAILABLE TO LET

BELL COURT

PROPERTY OVERVIEW



Two flexible units adjacent to The Ivy.



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.

Unit 2/3 sits close to the High Street and adjacent to the new Ivy Restaurant, **THE IVY** providing a prominent opportunity at the principal town-centre entrance into Bell Court.

PROPERTY DESCRIPTION

Unit 2 and Unit 3 occupy a prominent position close to the **High Street** entrance to Bell Court, immediately adjacent to the new Ivy Restaurant.

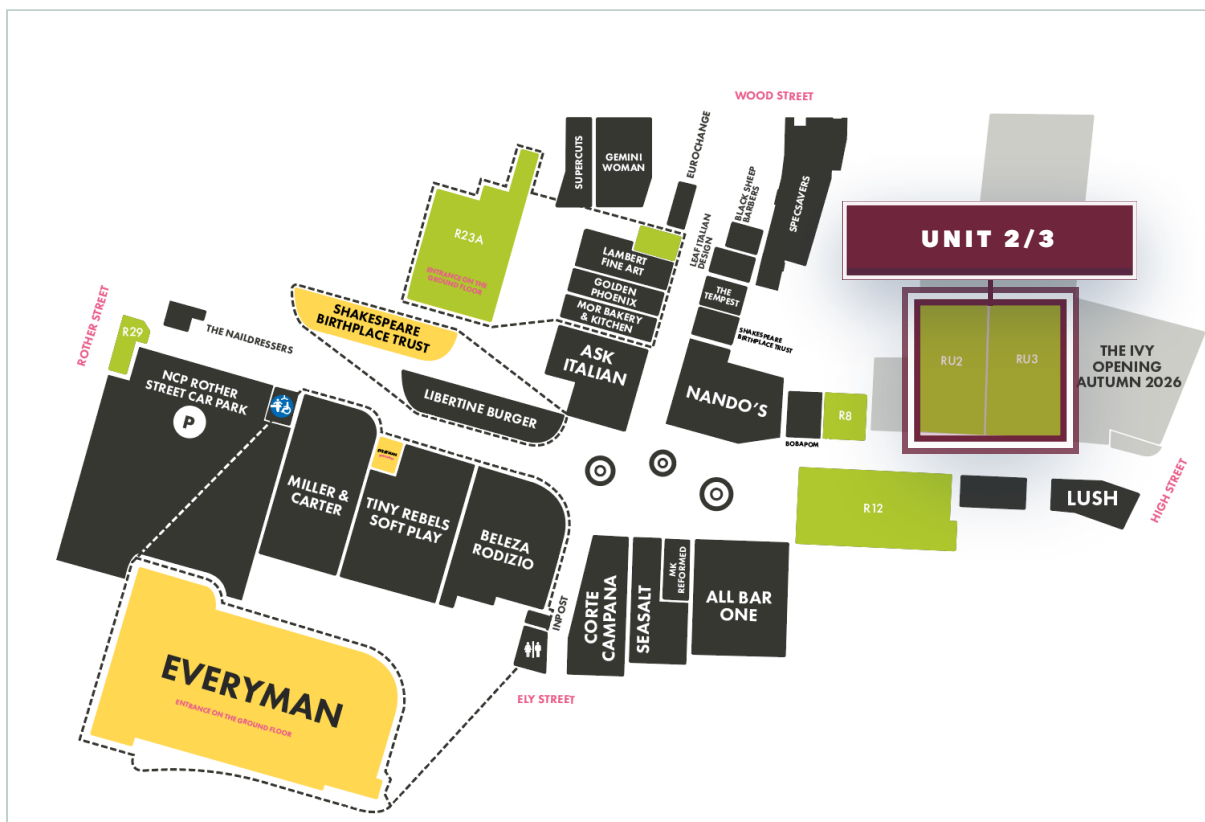
The accommodation is arranged as two adjoining units with ground and first floor space, capable of being offered separately or as a combined unit, subject to specification and occupier requirements.

The units are suitable for retail, leisure or restaurant uses, subject to planning, licensing and any necessary consents.

4,484		E	
SQ FT GROUND FLOOR		PLANNING USE	
ACCOMMODATION	SQ M	SQ FT	
Unit 2 Ground Floor	235.5	2,535	
Unit 2 First Floor	Flexible		
Unit 3 Ground Floor	181.1	1,949	
Unit 3 First Floor	Flexible		
Combined Ground Floor	416.6	4,484	
Combined First Floor	Flexible		

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

The letting plan shows Unit 2 and Unit 3 (marked RU2 and RU3) in context with the wider Bell Court offer, close to High Street and adjacent to the new Ivy Restaurant.



UNIT 2/3

Close to High Street and adjacent to the new Ivy Restaurant. Units can be considered individually or combined.

Plan is indicative and provided for identification purposes only.

LOCATION



A refined commercial address with a natural retail audience.

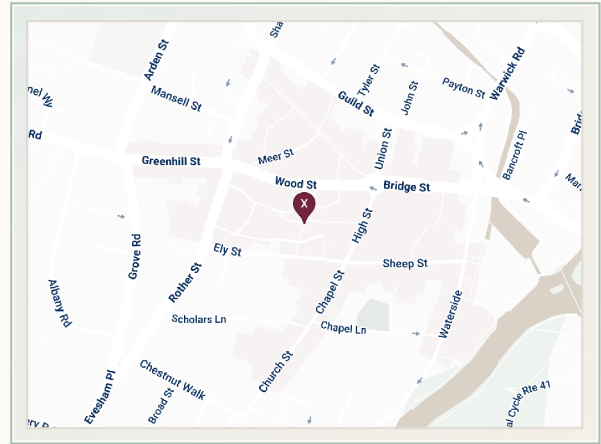
“An impressive mix of leisure, retail & restaurants, set around a charming central square.”

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 both the town-centre catchment and Stratford's year-round visitor economy.



[VIEW ON GOOGLE MAPS](#)

BY CAR

Birmingham	49 min
Oxford	1 hr 18 min
London	2 hr 14 min

BY RAIL – WARWICK PARKWAY

Birmingham Snow Hill	25 min
London Marylebone	1 hr 20 min

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

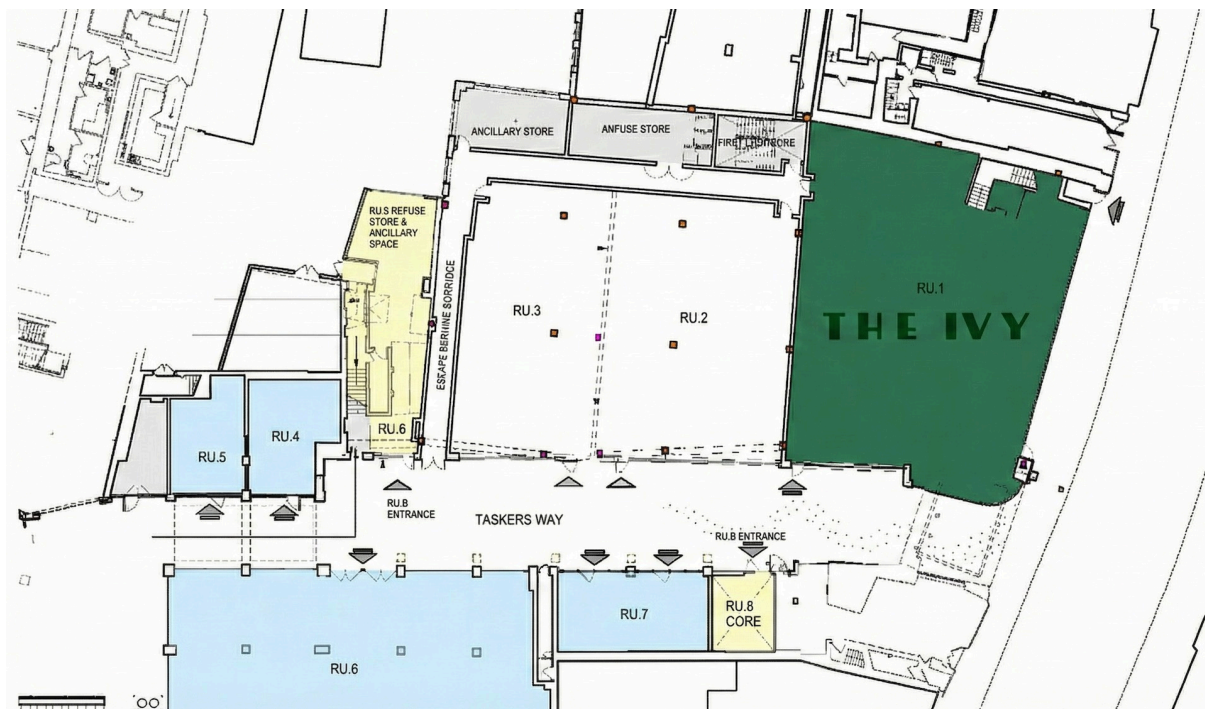


BELL COURT CENTRAL PIAZZA



ACTIVE FOOD & BEVERAGE LANE

The premises provides flexible ground floor accommodation with first floor sales or ancillary space.



UNIT 2/3

Architect's plans for the adjoining units.

First floor accommodation is flexible.

Lease terms and viewing arrangements.

TERMS

The units are available individually or combined on a new effectively FRI lease, subject to service charge, for a term to be agreed.

RENT

Rent on application.

BUSINESS RATES

The units are yet to be assessed for business rates. Prospective tenants are advised to contact the local rating authority to confirm the assessed Rateable Value and 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.

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**BELL COURT
WEBSITE**



**WHATSAPP
ENQUIRY**

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