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PRIME RETAIL OPPORTUNITY

# Unit 12

Bell Court Shopping Centre  
Stratford-upon-Avon

c.3,900 sq ft ground floor  
accommodation

SUITABLE FOR

RETAIL

LEISURE

RESTAURANT

RETAIL / LEISURE / RESTAURANT

AVAILABLE TO LET

INDICATIVE CGI

PROPERTY OVERVIEW

# A prominent ground floor opportunity opposite 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.

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

THE IVY

<b>3,892</b> SQ FT TOTAL	<b>E</b> PLANNING USE
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ACCOMMODATION	SQ M	SQ FT
Ground Floor	361.6	3,892

PROPERTY DESCRIPTION

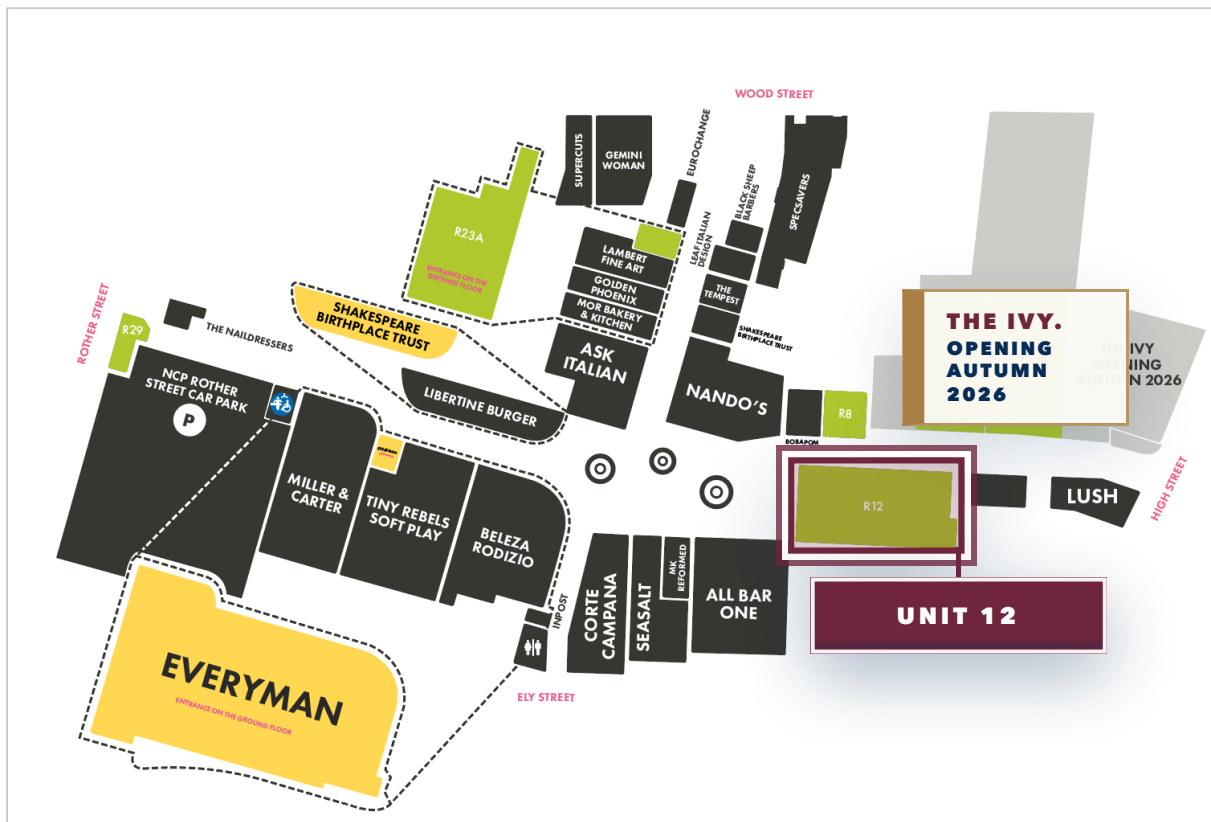
The unit occupies a prominent position on **Taskers Way**, leading from the **High Street** into Bell Court's main square, opposite the new Ivy Restaurant.

The unit provides flexible ground floor accommodation with dedicated rear servicing, suitable for retail, leisure or restaurant uses.

There is also potential for external seating to the front, subject to consents.

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

The letting plan shows Unit 12 (marked R12) in context with the wider Bell Court offer, positioned on the route from High Street into the main square and opposite the new Ivy Restaurant.



**UNIT 12**  
Opposite the new Ivy Restaurant, on the route from High Street into Bell Court's main square.

Plan is indicative and provided for identification purposes only.

LOCATION



# A refined commercial address with a natural retail audience.

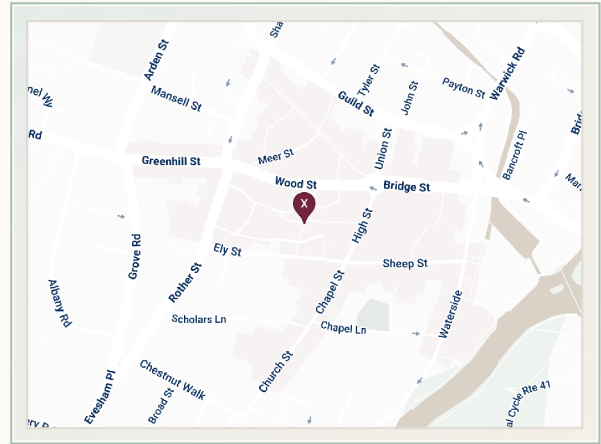
*“An impressive mix of leisure, retail & restaurants, set around a charming central square.”*

**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	<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.

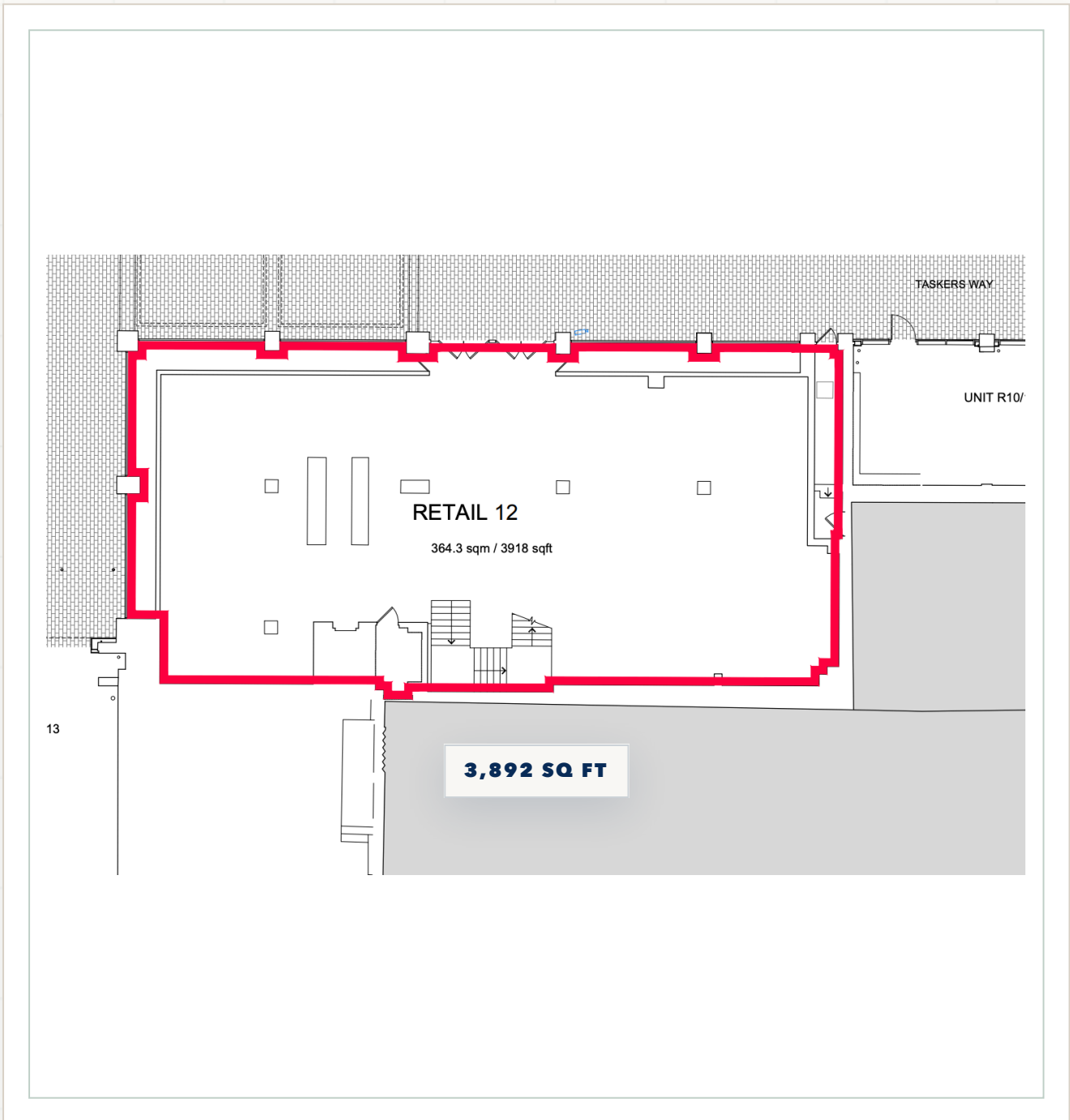


**BELL COURT CENTRAL PIAZZA**



**ACTIVE FOOD & BEVERAGE LANE**

# Generous ground floor trading space with dedicated rear servicing.



**UNIT 12**  
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.

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## RENT

Rent on application.

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## BUSINESS RATES

The unit is to be reassessed 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.

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## VAT

All figures quoted are exclusive of VAT.

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## EPC

Available upon request.

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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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