



**REAL
ESTATE**

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PRIME OPPORTUNITY FOR A RANGE OF USES

Unit 23A

Bell Court Shopping Centre
Stratford-upon-Avon

c.4,000 sq ft first floor
accommodation

SUITABLE FOR

RETAIL

LEISURE

FITNESS

MEDICAL

OFFICE

RETAIL / LEISURE

AVAILABLE TO LET

PROPERTY OVERVIEW

A flexible first floor opportunity within Bell Court.



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

4,207

SQ FT TOTAL

E

PLANNING USE

ACCOMMODATION

SQ M

SQ FT

Ground Floor

30.0

323

First Floor

360.8

3,884

PROPERTY DESCRIPTION

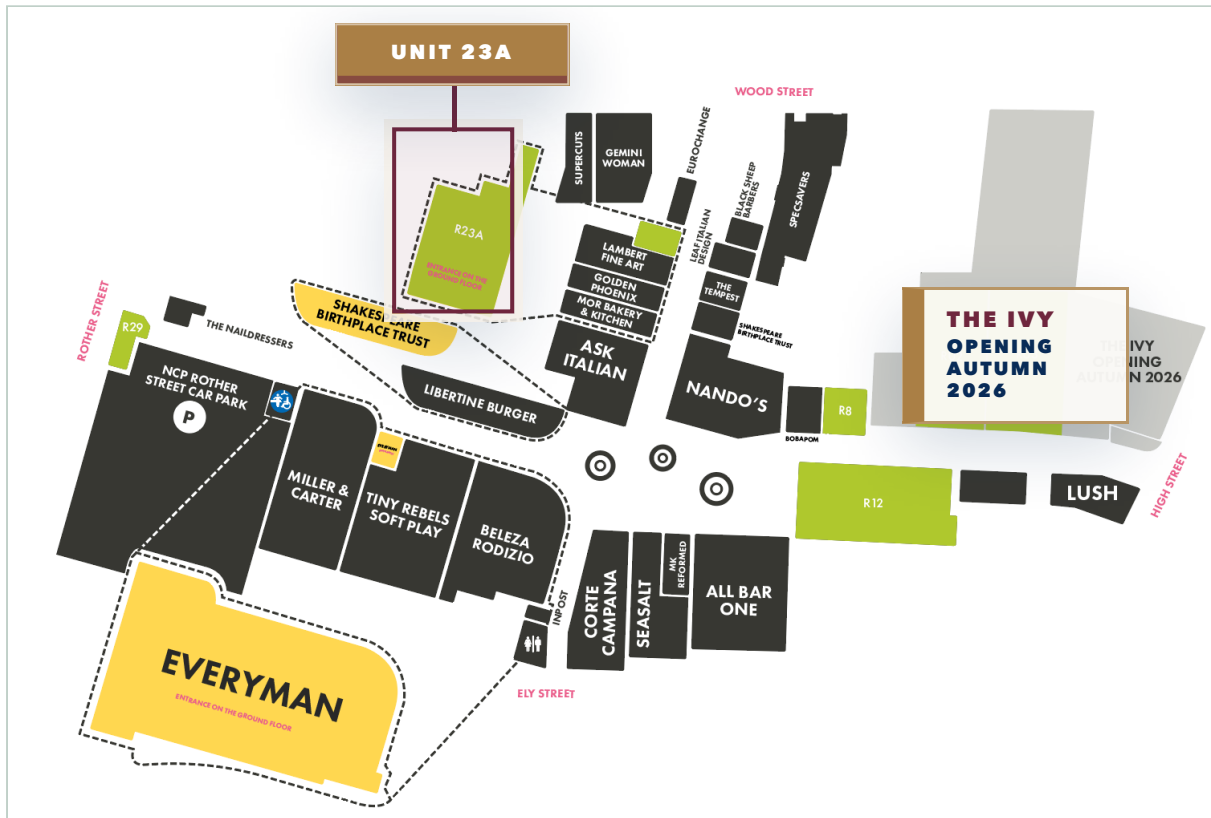
The unit is arranged with a **ground floor entrance** leading to substantial **first floor** trading space within Bell Court.

The unit provides 4,207 sq ft in total, including 3,884 sq ft at first floor, with customer lift and staircase access.

Generous ceiling heights and extensive full-height glazing suit retail, leisure, fitness, medical or other Class E uses.

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

The letting plan shows Unit 23A in context with the wider Bell Court offer, highlighting its relationship to the main pedestrian routes, food and beverage operators, retail occupiers and surrounding customer flow.



UNIT 23A

Located close to the main Bell Court retail and leisure circuit.

Plan is indicative and provided for identification purposes only.

LOCATION



A refined commercial address with a natural retail audience.

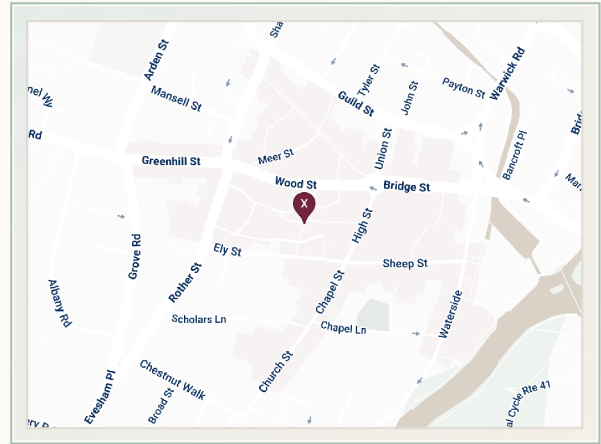
“An impressive mix of leisure, retail & restaurants, set around a charming central square.”

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 Stratford's town-centre catchment, visitor economy and Bell Court's established leisure audience.



[VIEW ON GOOGLE MAPS](#)

BY CAR

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

BY RAIL – WARWICK PARKWAY

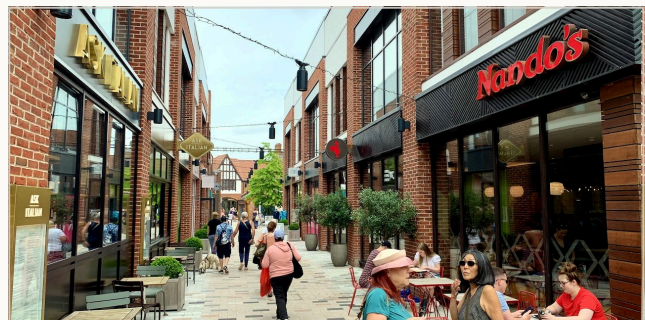
Birmingham Snow Hill	25 min
London Marylebone	1 hr 20 min

£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.

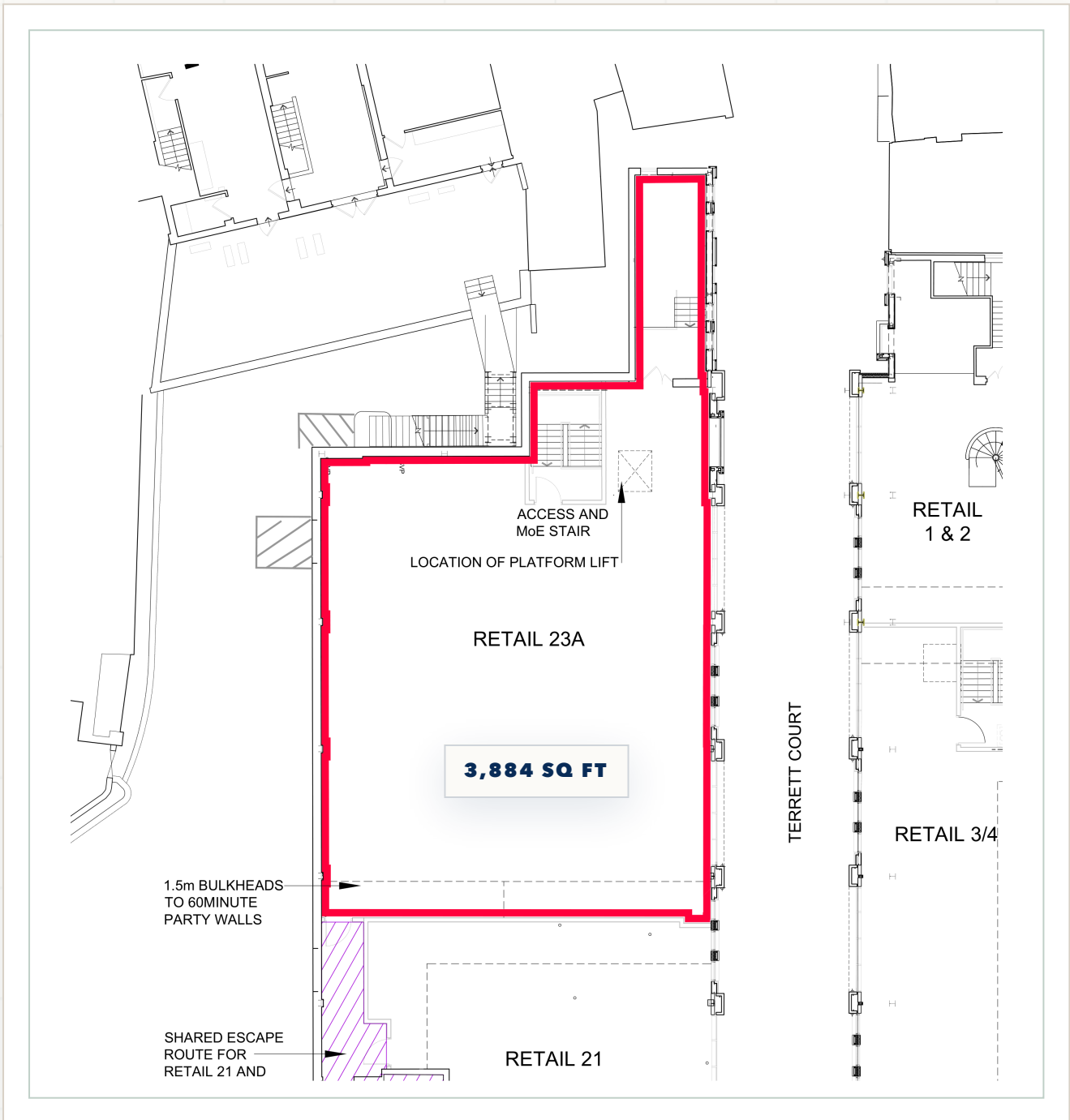


PREMIUM ENVIRONMENT



ACTIVE FOOD & BEVERAGE LANE

Expansive first floor trading space with full height glazing.



UNIT 23A
First 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

Rent on application.

BUSINESS RATES

Rateable Value (April 2026): £45,000.
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.

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**BELL COURT
WEBSITE**



**WHATSAPP
ENQUIRY**

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