

For Sale

22 Bridge Street, Stratford-upon-Avon, CV37 6AG

Prime town centre retail investment opportunity

Highlights

- Prime Stratford-Upon-Avon town centre investment let to Lloyds Bank Plc
- Let for a term expiring 27/09/2029, at a rebased rent of £115,000 per annum
- Prominent and highly accessible retail position within one of Warwickshire's most affluent and sought-after market towns
- Internationally renowned tourist destination, famed as the birthplace of William Shakespeare and attracting approximately 2.7 million visitors annually
- Significant asset management potential, with potential to convert and extend the upper floors to provide residential accommodation, subject to the necessary consents
- Rare opportunity to acquire a prime institutional investment combining secure occupational income, an exceptional trading location and meaningful longer-term development potential
- Tenant has retained this branch in the town along with other national banking institutions following wider closures, demonstrating commitment to the town

Offers in excess of £1,550,000



Location

Stratford-upon-Avon is an affluent and internationally renowned market town, strategically located on the banks of the River Avon and approximately 25 miles south of Birmingham.

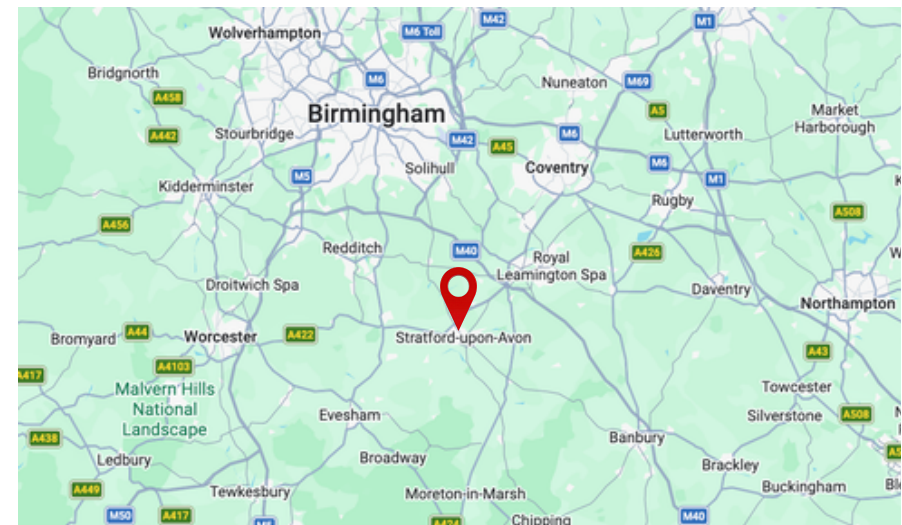
The town benefits from excellent road and rail connectivity, with the A46 providing access to the M40 and wider motorway network.

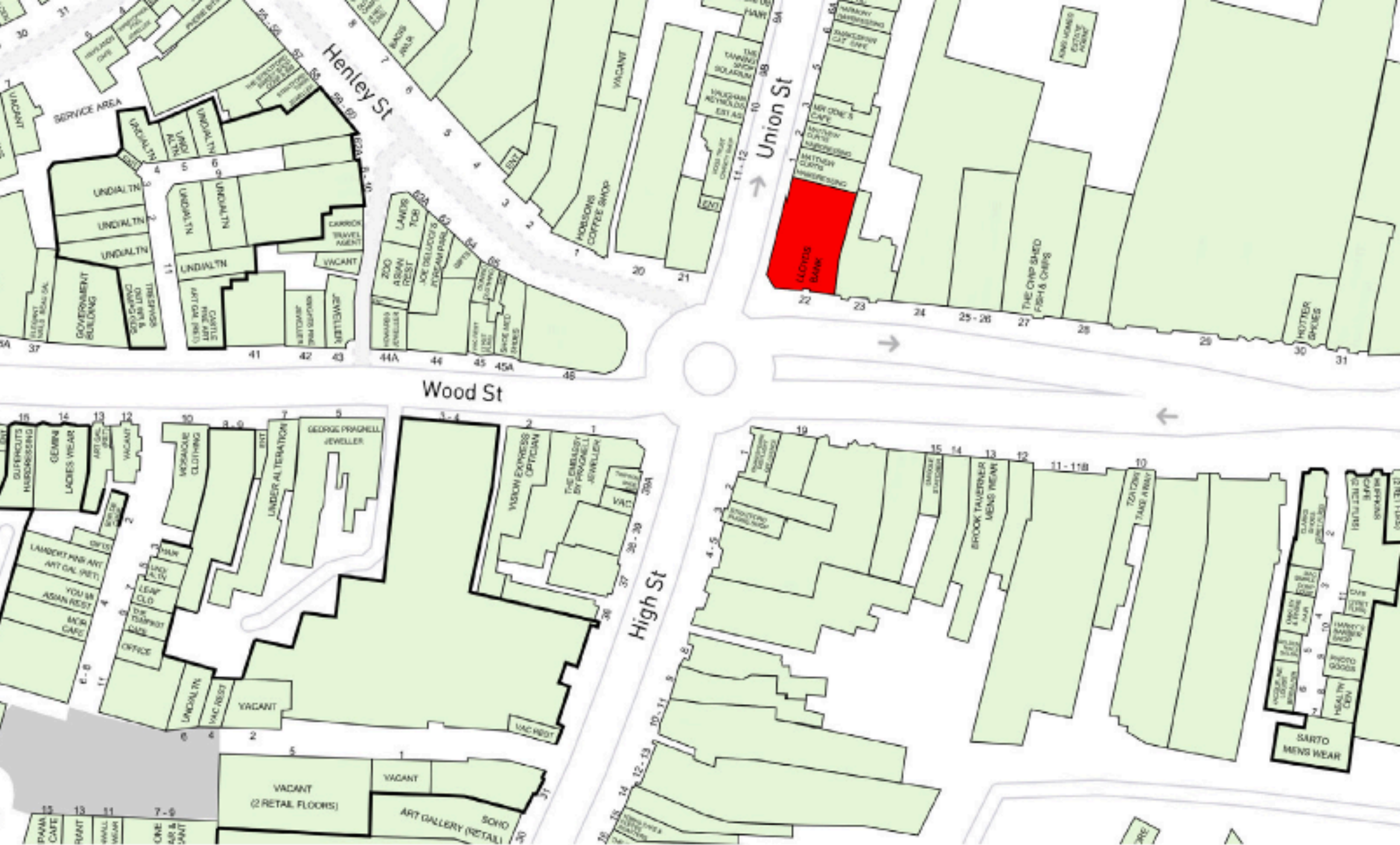
Stratford-upon-Avon and Stratford-upon-Avon Parkway stations offer regular services to key regional centres, including Leamington Spa, Birmingham, and Worcester, with London Marylebone accessible in approximately 2 hours 16 minutes.

Birmingham Airport is approximately 28 miles away, providing a comprehensive range of domestic and international flights.

The town has a growing population of over 30,000 and a wider district population of 146,000.

The town has over 800 years of history and is the birthplace of William Shakespeare which is one of the main factors in the 2.5 million tourists that visit annually. The world renowned Royal Shakespeare Theatre is located in the centre of the town on the banks of the River Avon.





Situation

The property occupies a highly prominent corner position on Bridge Street, Stratford-upon-Avon's prime retail pitch, immediately adjacent to the iconic Rotunda at the junction of High Street, Wood Street, Union Street and Henley Street. Nearby retailers include Barclays, Jo Malone, M & S, The White Company, Boots and Café Nero.

Bell Court Shopping Centre is approximately 100 yards away and provides a strong mix of retail, leisure and restaurant operators including Seasalt, Specsavers, Nando's, Miller & Carter, All Bar One and Everyman cinema. The Ivy is also due to open its latest restaurant within the former Debenhams unit in Autumn 2026, further enhancing the area's daytime and evening appeal.

Further supporting the location is the planned redevelopment of the former BHS store at the southern end of Bridge Street. Planning permission was granted in December 2025 for a 170-bedroom four-star hotel, incorporating a gym, high-end restaurant and bar, alongside residential accommodation. The scheme is expected to provide a significant additional footfall driver, particularly during evenings and weekends, further enhancing the vitality and investment appeal of Bridge Street.



Description

The property comprises an attractive and prominently positioned Grade II Listed, three-storey building, occupying a high-profile corner position with dual frontages to Bridge Street and Union Street.

The building is of traditional stone masonry construction, featuring an attractive and detailed period façade beneath a combination of pitched and flat roofs. A secondary entrance is provided from Union Street, enhancing access and circulation throughout the building.

Internally, the accommodation is arranged over basement, ground, first and second floors. The ground floor provides an impressive open-plan former banking hall, with passenger lifts and staircases serving the upper floors. The first floor comprises a series of meeting rooms, whilst the second floor provides predominantly open-plan office accommodation together with storage and staff welfare facilities.

The basement provides extensive ancillary accommodation, including a strongroom, plant room and a range of storage areas.

The upper floors benefit from separate access from Union Street, providing flexibility for future occupation or alternative use, subject to the necessary consents,



Further Information

Accommodation

Floor	Size (Sq ft)
Ground Floor Sales	1,751
Ground Floor ITZA	1,084
Basement	886
First Floor	1,635
Second Floor	1,412
Total	5,684



Tenancy

The property is let in its entirety to Lloyds Bank Plc on a full repairing and insuring reversionary lease for a term expiring 28/09/2029. The rebased passing rent is £115,000 per annum exclusive, equating to £85 ITZA.

Lloyds operates as a full service branch in Stratford Upon Avon, which as a town, continues to retain a strong representation of major banking institutions including Barclays, HSBC and Nationwide.

Tenant Profile

Lloyds Bank Plc, founded in 1765, is a London-based subsidiary of Lloyds Banking Group, providing retail and commercial banking services across the UK. Pre-tax profits for the year ended 31 December 2025 were £5.472 billion.



Further Information

Development Potential

Given the separate access to the upper floors and their generous floor-to-ceiling heights, we are of the opinion that the building offers potential for conversion to residential use, subject to working within the relevant constraints and gaining the necessary consents.

Tenure

Freehold, subject to the existing tenancy.

VAT

The property is not elected for VAT; therefore, no VAT will be payable.

EPC

The property has an EPC Rating of B. The EPC certificate is available upon request.

Price

Offers in excess of £1,550,000 are sought for the Freehold interest. A purchase at this level would reflect a net initial yield of 7%, after purchasers' costs of 5.82%

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing, please contact:

James Mattin

+44 (0) 121 524 1172

jmattin@bondwolfe.com

George Bassi

+44 (0) 121 524 2583

georgebassi@bondwolfe.com



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