

westbridge

COMMERCIAL

FOR SALE

MODERN INDUSTRIAL UNIT INVESTMENT



23 The Waterways, Stratford upon Avon, CV37 0AW



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Produces £29,000 pa Rent
- New 3 Year Lease
- Modern Freehold Unit
- 5 Parking Spaces
- Central Stratford Location
- £425,000 + VAT

23 The Waterways, Stratford upon Avon, Warks, CV37 0AW

Location:

The Waterways is located just off the main A4300 Birmingham Road in Stratford upon Avon, to the rear of the Premier Inn Hotel accessed off the same service road. The property is approximately 7.3 miles from junction 15 of the M40 motorway and is within walking distance to both mainline train stations at Stratford and Stratford Parkway.

Description:

Unit 23 The Waterways is a modern Industrial Unit currently let on a new lease excluded from the landlord and tenant act 1954 for a term of three years from September 2018 at a rent of £29,000 per annum + VAT.

The building was built approximately 10 years ago by Deeley Construction and has a mono pitch steel frame clad with a mix of brickwork and composite insulation panels along with profile composite roof sheets with double skin roof lights letting in plenty of natural light. Internally the unit consists of the following accommodation: Entrance hall with access to the warehouse to the left or store room and disabled toilet to the right.

From the hallway is a set of stairs leading to the first floor which features a large open plan office, a separate directors room, a kitchen, a toilet, a small store room and an archive room. From the landing is access to the rear mezzanine area which is open plan with a glazed test room situated in it.

The warehouse at ground floor is open plan with 3.10 m height to the underside of the suspended ceiling and 7.85 m to the eaves at the highest point of the warehouse. The ground and first floor offices have a central heating system and the warehouse has a set of automated glass doors set behind the main roller shutter door aiding any heat loss.

The unit has the benefit of five parking spaces and the site is gated with a sliding access gate which can be accessed 24 hours a day. Each unit owner has shares in the management company that maintains the general estate common areas.

Floor Area:

Ground Floor 2,105 sq ft (195.66m²)

First Floor 2,060 sq ft (191.46)

Gross Internal Area (GIA) is 4,165 sq ft (386.94 m²).

Price:

£425,000.

Tenure:

Freehold.

Service Charge:

£250.00 per annum payable.

Rateable Value:

£19,500 source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The vendor may request a holding deposit of £1000 once terms are agreed, this will be deducted off the final sale price.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = C.

A full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

Westbridge Commercial Ltd

1st Floor Offices

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies.

We will not share this information with any other third party without your consent.

More information on how we hold and process your data is available on our website

www.westbridgecommercial.co.uk.

