

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



13-15 Western Road, Stratford-Upon-Avon



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Two Independent Units
- Available as Single or As A Pair
- Rent of Brick Unit £25,000
- Rent of Brown Clad Unit £50,000
- Close to Motor, Bathroom & Tile Retailers
- Walking Distance to Train Station

# 13-15 Western Road, Stratford-Upon-Avon CV37 0AH

## Location:

Heading into Stratford in a southern direction on the A3400 Birmingham Rd take the first left after the canal bridge and McDonalds on your right-hand side. The units are located halfway down Western Road on the right hand side between the Snooker club and Listers Audi.

## Description:

The property comprises two independent industrial units within a shared site formally operated as Triumph and Honda Motorbike dealerships. Alternative uses could be sought subject to the necessary consents. The accommodation is as follows:

The smaller left hand brick built unit is slightly set back from the road with parking and unloading in front of it with access to storage space to the left hand side of the unit. This unit is predominantly of brick construction and measures approx. 2,358 sq ft (219.06 sqm). The ground floor comprises mainly showroom accommodation with ancillary storage area to the rear while the first floor provides office space. The unit could be used for a variety of uses subject to planning.

The larger brown clad unit to the right hand side is approx. 12,525 sq ft (1,163.6 sq m) and comprises a large showroom area spanning the full length of the unit and several workshop areas on the ground floor. Upstairs leads into a retail area on one side and a large storage area with ancillary offices on the other.

Externally there is small secure yard to the front and roller shutter door on the front elevation.

## Floor Area:

Gross Internal Area (GIA) is 2358 sq ft (219.07 m<sup>2</sup>) - 14,883 sq ft (1,382 sq m) GIA

## Price:

From £25,000 pa + VAT to £50,000 pa + VAT

## Tenure:

New lease available.

## Service Charge:

To be confirmed.

## Rateable Value:

Showroom and Premises Rateable Value : £54,500. Source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business maybe entitle to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

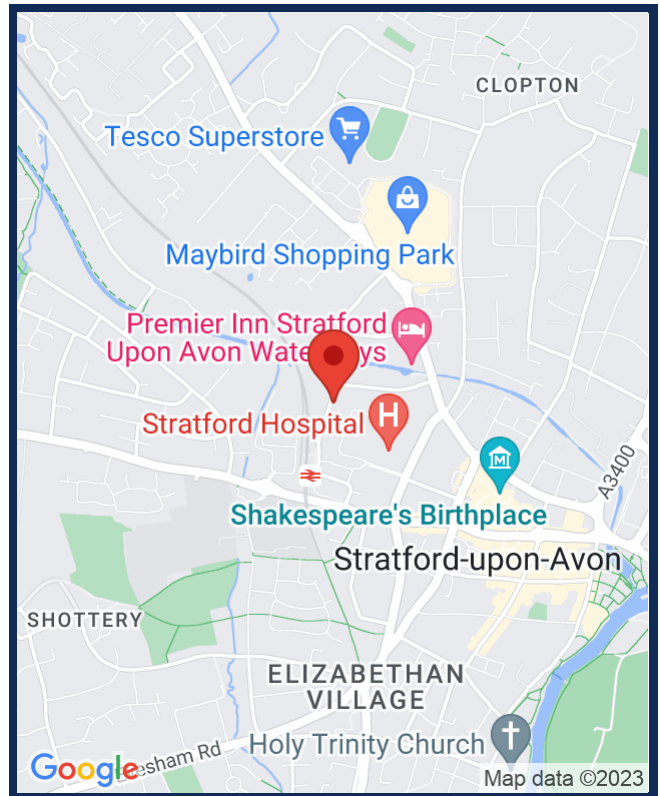
Each party pays their own legal costs. The landlord may request a holding deposit of £2,000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

## 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:

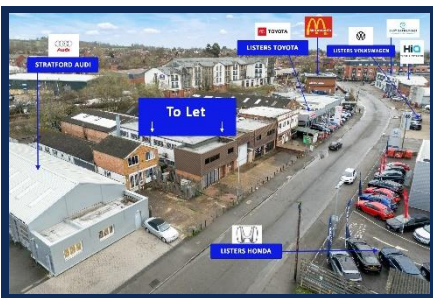
Viewing strictly by prior appointment with sole agent:

## Richard Johnson

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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](http://www.westbridgecommercial.co.uk).



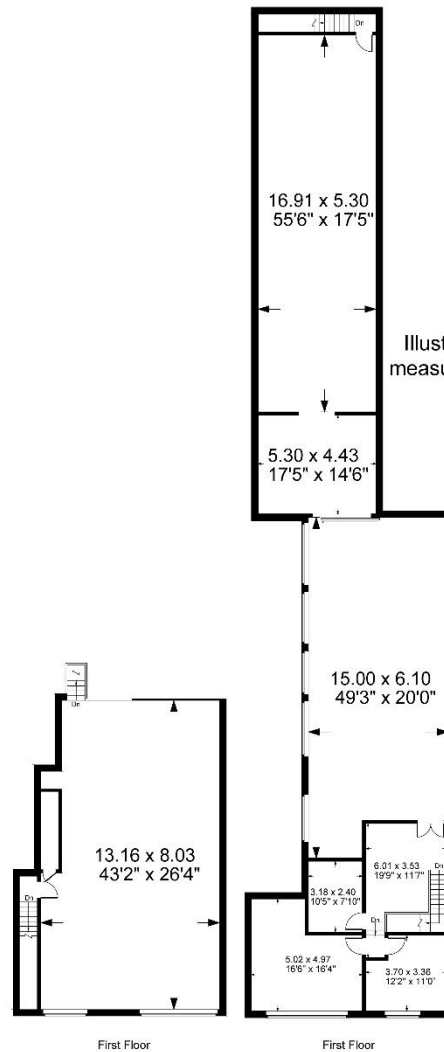
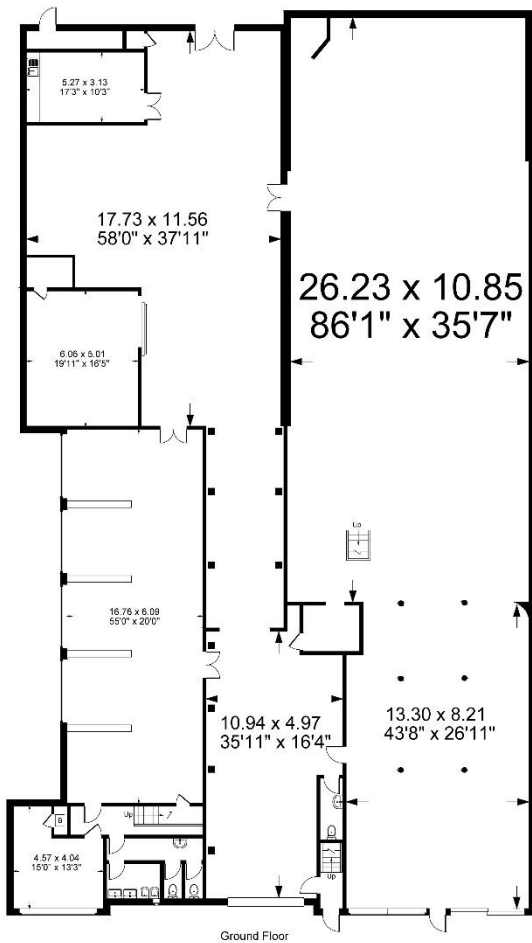


Illustration for identification purposes only, measurements are approximate, not to scale.

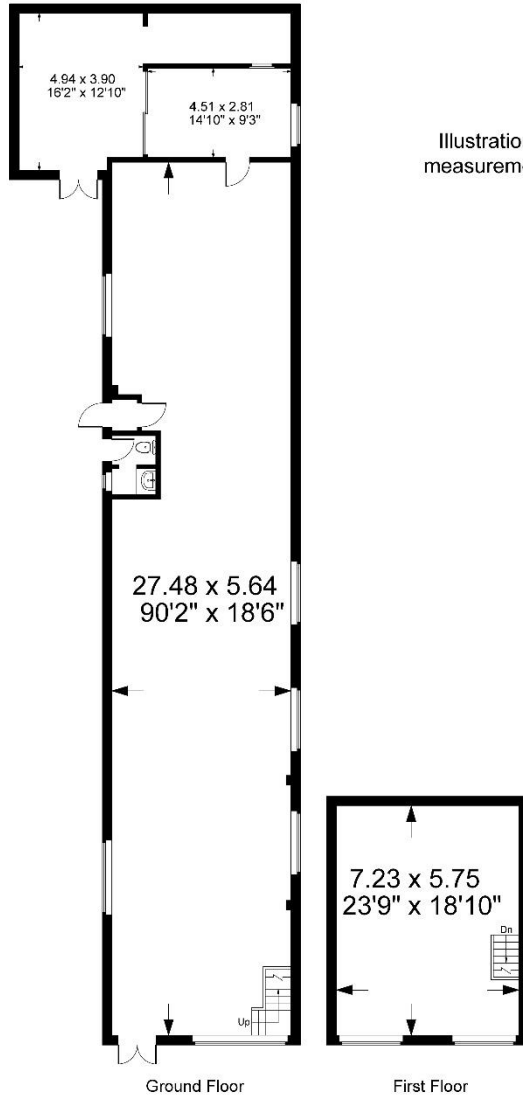


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