

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



30a Bidavon Industrial Estate, Waterloo Road,  
Bidford-on-Avon, Alcester



Richard Johnson



Sophie Portwood



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

- 1,480 sq ft (137.61 m<sup>2</sup>)
- Two Storey Building
- Ground Floor Retail Space
- Four First Floor Rooms
- Roadside Location
- £12,000 pa + VAT

# 30a Bidavon Industrial Estate, Waterloo Road, Bidford-on-Avon, Alcester B50 4JN

## Location:

The property is accessed from Waterloo Rd on the main Waterloo Trading Estate at Bidford on Avon. The property is 7.5 miles from Stratford upon Avon and 14 miles to the M40 at junction 15.

## Description:

A two story roadside building currently used as a retail pet store. The internal accommodation is laid out as follows: main entrance door leads to the ground floor retail area which is open plan but subdivided with stud work partitioning to create two rooms at present. There is a ground floor toilet, plant room and a staircase that leads to the first floor which is currently laid out as four separate rooms with a toilet and kitchen area. The unit could have a multitude of uses (subject to planning) and is currently used as a pet store.

## Floor Area:

Gross Internal Area (GIA) is 1,480 sq ft (137.50 m2).

## Price:

£12,000 pa + VAT

## Tenure:

New lease available.

## Service Charge:

£187.80 pa + VAT.

## Rateable Value:

£13,500 (April 2023), 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 may be entitled 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 £1000 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 = B.

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



## Viewing:

Viewing strictly by prior appointment with sole agent:

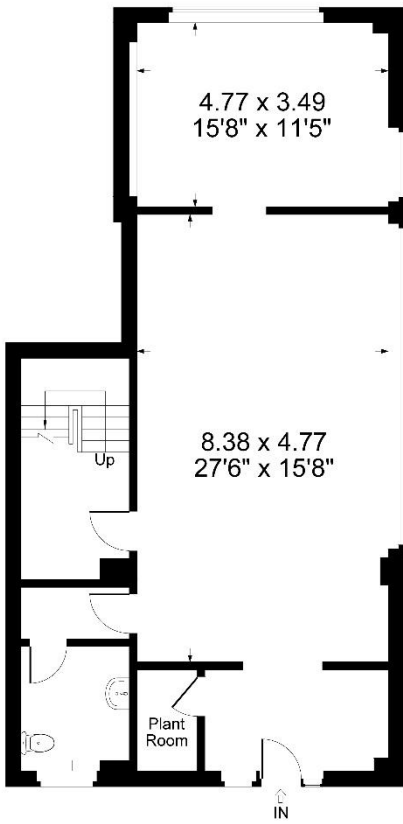
## Richard Johnson

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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).





Ground Floor

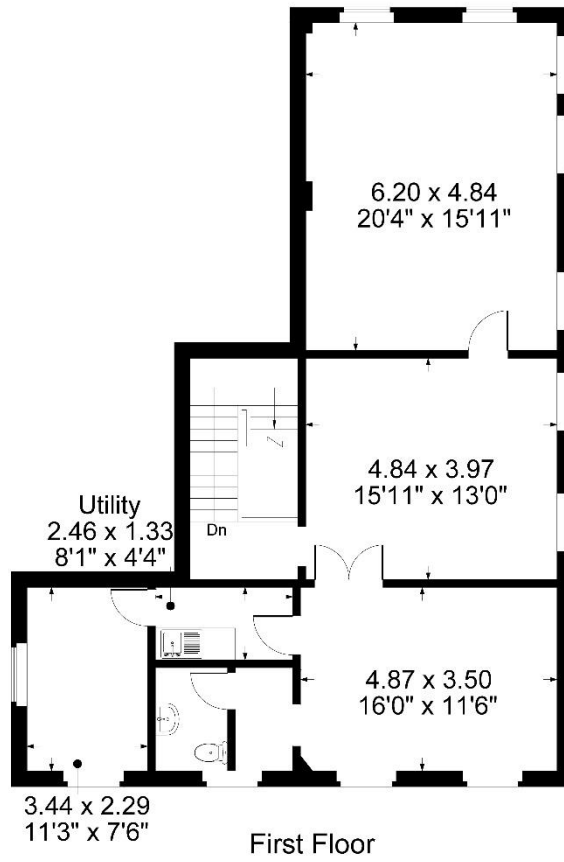


Illustration for identification purposes only, measurements are approximate, not to scale.