

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 2b, Waterloo Rd, Bidford-On-Avon, Alcester



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 9,672 sq ft (898.98 m²) GIA
- Trade Counter/Retail Area
- First Floor Offices
- Mezzanine Floor
- Roller Shutter Access
- Side Yard

Unit 2b, Waterloo Rd, Bidford-On-Avon, Alcester, Warwickshire B50 4JH

Location:

Approaching Bidford on Avon from the Stratford direction on the Evesham Road, known as the B439. As you enter the village of Bidford on Avon, turn right onto Waterloo Road, continue on this road and at the roundabout take the third exit right onto Wellington Road after the new housing estate. The building is located on the corner off Wellington Road opposite BPS building supplies.

Description:

A detached unit with parking and unloading yard to the side elevation and customer parking for the trade counter to the front elevation. The unit is laid out with a trade counter/retail shop leading to the main warehouse area which contains a roller shutter leading to the side yard. The warehouse also houses ground floor toilets, kitchen/break out room and a reception leading to the first floor. On the first floor are five offices rooms along with toilet facilities and this then leads to an open area of mezzanine floor with a staircase down into the main warehouse area.

Floor Area:

Gross Internal Area (GIA) is 9,672 sq ft (898.56 m2).

Price:

£59,950 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

To be confirmed. Source: 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 £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 to be confirmed
A full copy of this report will be available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

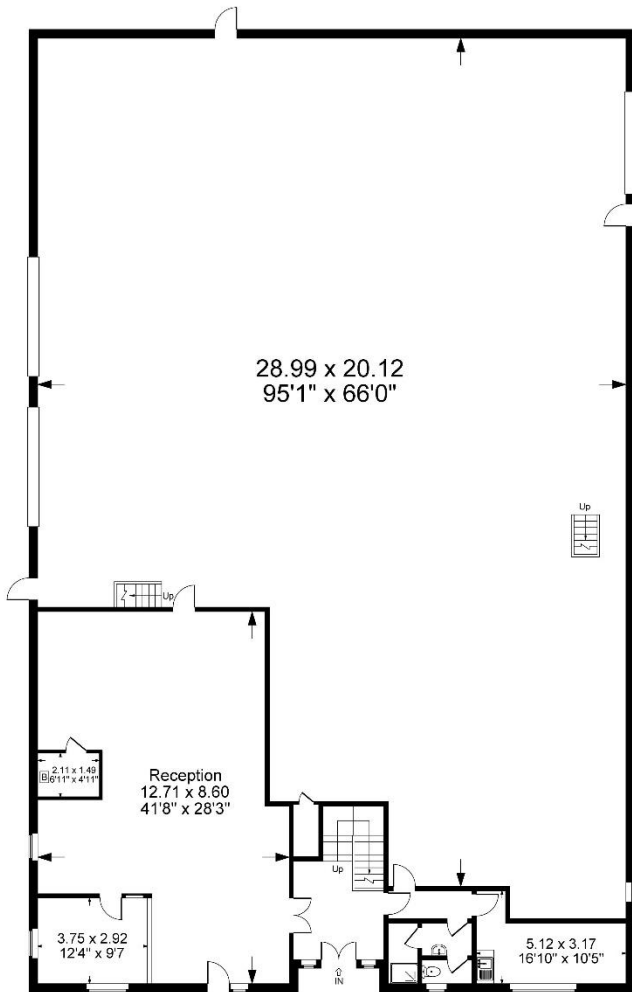
Richard Johnson

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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.

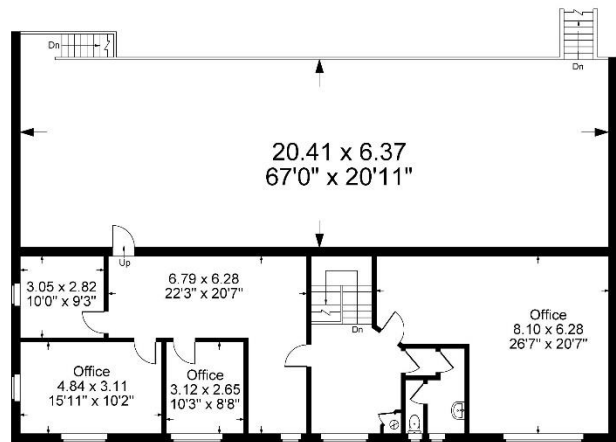




Ground Floor



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



First Floor