



Waterloo Road, Alcester, B50 4JH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£450,000

- Freehold Industrial Unit
- 0.21 Acres of Yard Space
- Gross Internal Area: 500.21 m² (5384 ft²)
- Investment Opportunity
- Well Established Industrial Estate

The property is of portal steel framed construction with facing brick and blockwork walls under a pitched roof comprising generous yard space . Eaves Height is Approximately 5.7m & Clear Height of 6.8m.

Location

Bidford-on-Avon is an expanding town with both commercial and industrial areas and is situated on the A439, approximately 7 miles from Stratford-upon-Avon and Evesham respectively. The M40 motorway, accessible at Warwick (12 miles), links with the M6 and M42 giving access throughout the Midlands conurbation and to London and the South East, central London being approximately 95 miles from the motorway junction. The M5 (Junction 9) can be accessed at Ashchurch, near Tewkesbury for travel to the North and South West. Trains to London are available from nearby Evesham. Waterloo Industrial Estate is approached from the B4035 Waterloo Road as it enters the town from the north from Alcester.

Description

The property is of portal steel framed construction with facing brick and blockwork walls. The building is located on Waterloo Industrial Estate with a total area of 0.08 ha (0.21 acres). To the front of the building there is a brick paved area, to the side there is parking for 9 vehicles. There is a secure rear yard extending to 370m². There is also a grassed area to the south of the building which falls within the demise.

The property is currently tenanted and holding over on a 5-year lease with a passing rental value of £23,000 per annum.

Accommodation

The accommodation provides a Gross Internal Area of:

Ground Floor: 395.24m² (4254ft²)

Mezzanine: 104.97m² (1129ft²)

Total: 500.21m² (5384ft²)

Energy Performance Certificate (EPC)

The property's EPC certificate is Band D and is valid until October 2033.

Tenure

The property is freehold.

Town Planning

The accommodation is suitable for B1, B2 or B8 industrial, warehouse and distribution purposes.

For all other planning enquiries, please contact Stratford-on-Avon District Council on info@stratford-dc.gov.uk or call 01789 267575

Services

Mains three phase electricity, water and drainage are understood to be connected to the premises. The central heating is oil fired. NOTE: The services, kitchen and sanitaryware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey.

Rating Assessment

Current rateable value (1st April 2023 to present) is £21,750 (Stratford-on-Avon District Council).

VAT

VAT will not be payable on the transaction.

Legal Costs

Each party to bear their own legal costs.

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

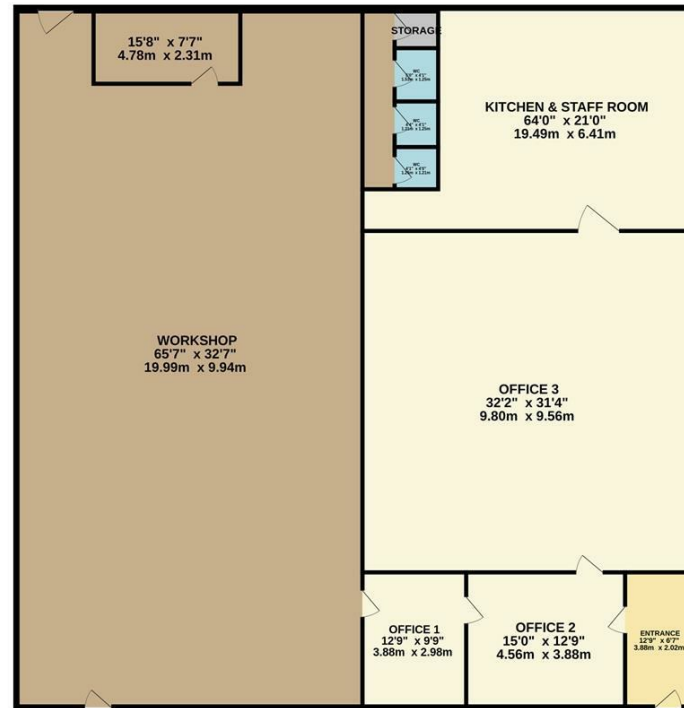
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.

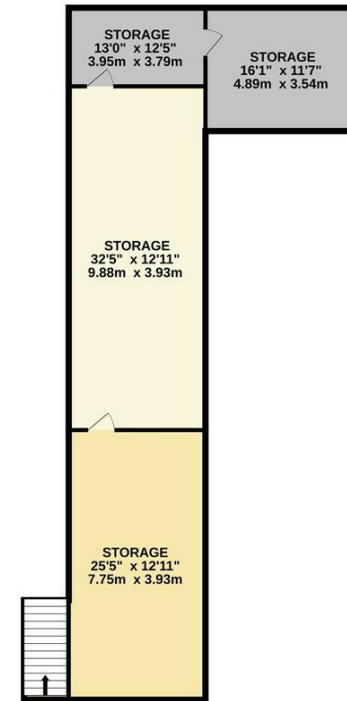


Plan

GROUND FLOOR
4254 sq.ft. (395.2 sq.m.) approx.



1ST FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA : 5384 sq.ft. (500.2 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk