



Western Road, Stratford-Upon-Avon, CV37 0AH

£13,000 P.A

- Suitable for Workshop, Office and Showroom Premises
- Air conditioning
- Rent £13,000 pa
- Forecourt Parking
- 195.37sq m (2,103sq ft) GIA

The property comprises a mid-terrace, light industrial unit with an insulated roof with inset roof lights. This unit has the benefit of a new roller shutter service door (3.3m wide x 3.65m high) and a separate personal door into the workshop.

There is 2.6m clear working height to the underside of the mezzanine and forecourt parking for four vehicles covered by security lighting.

The estate has gated access onto Western Road and additional car parking is available in the estate on a first come first served basis.

Location

The unit is situated within Western Road Industrial Estate which is located within easy walking distance of the town centre.

The A46 and road network provides excellent access to Birmingham (25 miles), Warwick/Leamington (9 miles), Banbury (20 miles), Evesham (14 miles) and Coventry (21 miles). M40 Junction 15 is 4 miles distant and gives access to the West Midlands and London to the south. Stratford Upon Avon railway station is approximately 100metres away.

Accommodation

The accommodation comprises two floors of light industrial space with the following approximate gross internal are:

Ground floor
(inc Kitchen and WC) 100.19 Sq m (1,078 Sq ft)

First floor 95.18 Sq m (1,025 Sq ft)

TOTAL GIA 195.37 Sq m (2,103 Sq ft)

Lease Terms

A new full repairing and insuring lease for a minimum term of 3 years is envisioned. The tenant will be required to contribute to building insurance costs and a 3-month rent deposit.

Business Rates

Rateable Value £11,000

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at www.wychavon.gov.uk for more details.

Services

Mains water, electricity and drainage are connected to the property. There is a gas supply to the property but not currently connected.

Energy Performance Certificate (EPC)

Rating D

Costs

Each party will be responsible for their own legal costs. VAT is currently not charged on the rent.

Viewing

To discuss the property or to arrange a viewing please the Commercial Department 01789 387882

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.

For further information please email commercial@sheldonbosleyknight.co.uk