



## FOR SALE

### INDUSTRIAL FACILITY WITH DETACHED HOUSE

Ivy House, Taverners Lane,  
Atherstone, CV9 2BA

Comprising a three bedroom detached  
house with adjacent industrial facility



Industrial facility currently split to  
provide 9 units



Potential for redevelopment (subject to  
planning permission)



Site area approx. 0.47 acres (0.19 ha)



GIA - 8,727 sq ft (810.8 sq m)





## LOCATION

Taverners Lane is an unadopted road located between the West Coast mainline and Coventry Canal and accessed from Westwood Road, which in turn leads to Coleshill Road and Atherstone town centre. The surrounding area is a mixture of residential and commercial uses.

Atherstone is a small market town in Warwickshire. Atherstone benefits from good road access, being located just off the A5(T) which provides convenient access to the M69 at Hinckley and the M42 at Tamworth. Atherstone railway station provides regular services to London Euston and Crewe.

## DESCRIPTION

The subject property comprises an industrial facility on the fringe of Atherstone town centre, with adjacent three bedroom detached house.

The industrial facility is of cavity brickwork construction surmounted by a mixture of flat roofing systems and an asbestos sheet north light roof. The facility is currently split into 9 units set around a shared yard area with external WC facilities.

The residential dwelling (Ivy House) comprises a three bedroom detached property and briefly comprises the following: Ground Floor: Entrance Hall, Lounge/Diner, Kitchen and Utility Room. First Floor: three Bedrooms and Family Bathroom. Externally, there is a garden area to the front elevation and a driveway to the rear accessed from the shared yard area.

The total site area is in the order of 0.47 acres (0.19 hectares) and the property offers redevelopment potential subject to planning permission and local authority consents.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Industrial	Unit 1A	569	52.86
Industrial	Unit 1B	1,789	166.2
Industrial	Unit 1C	414	38.46
Industrial	Unit 2A	717	66.61
Industrial	Unit 2B	718	66.7
Industrial	Unit 3A	592	55
Industrial	Unit 3B	1,461	135.73
Industrial	Unit 4	1,162	107.95
Industrial	Store	280	26.01
Residential	3 bed detached	1,025	95.22

8,727 Sq Ft 810.74 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Electricity for the individual units is submetered. Ivy House benefits from gas fired central heating supplied from a Calor gas tank.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Values for the subject property appearing in the Rating List of the North Warwickshire District Council are:

Unit 1A - £2,000  
 Unit 1B - £1,700  
 Rear of 1A - £0  
 Unit 2A - £2,075  
 Unit 2B - £2,075  
 Unit 3A - £2,075  
 Unit 3B - £2,950  
 Unit 4 - £2,950

THIS IS NOT THE AMOUNT PAYABLE

We understand that the Council Tax Band for Ivy House is B.

## TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £500,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Ivy House - F(36)  
 Industrial Units - E(103)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

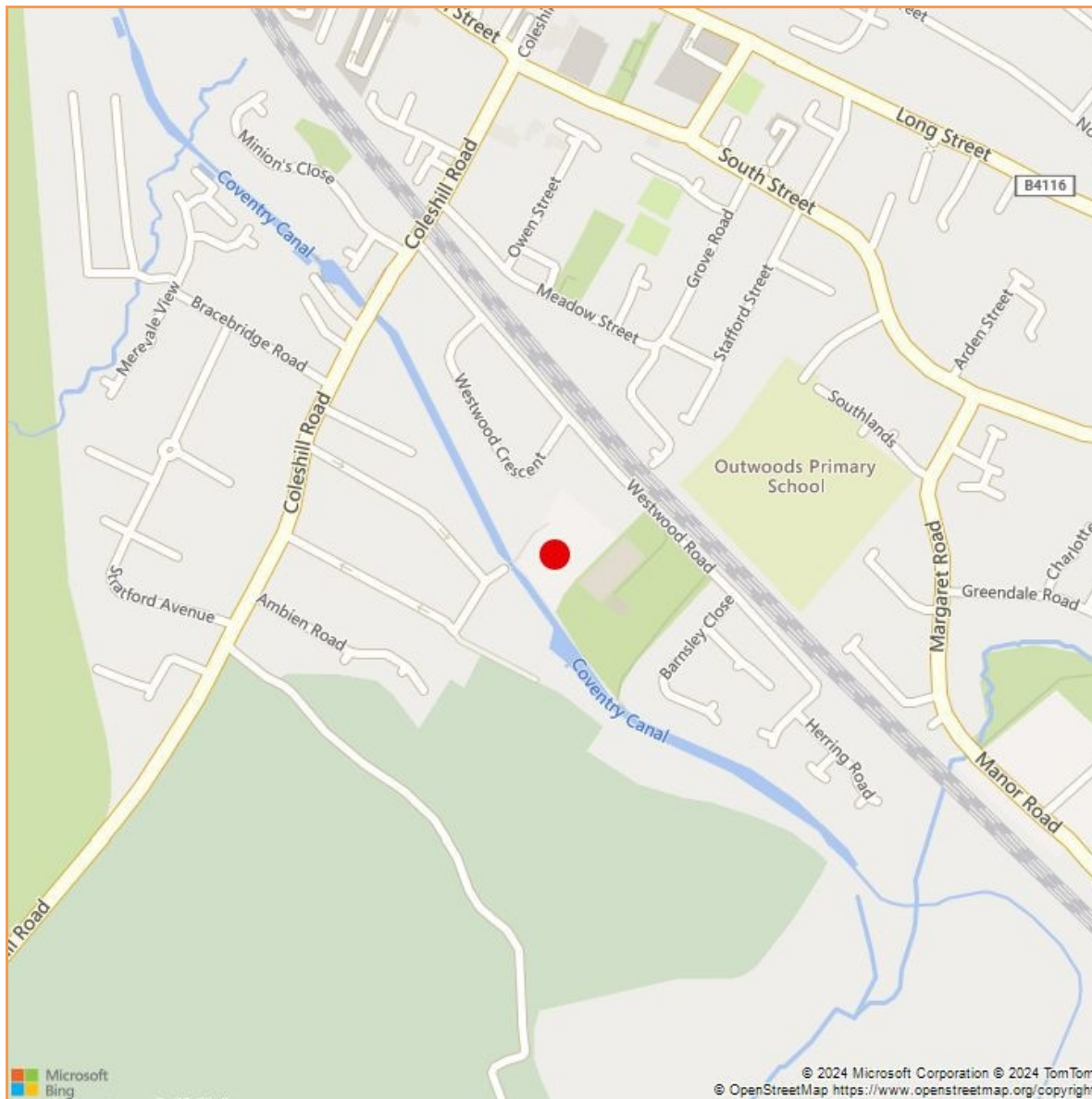
Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.









20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

**wardsonline.co.uk**



Ward Surveyors Limited - Registered in England No.4567836

DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.