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GODFREY-PAYTON
CHARTERED SURVEYORS

**THE OLD STABLES, 4 NEW HOUSE FARM BUSINESS CENTRE,
LANGLEY ROAD, BEARLEY, STRATFORD ON AVON B95 6DL**



**OFFICE PREMISES IN A RURALLY SITUATED SMALL BUSINESS
CENTRE EXTENDING TO APPROXIMATELY 135 SQ METRES OVER 2
FLOORS WITH CAR PARKING**

GUIDE PRICE: £295,000



www.godfrey-payton.co.uk

25 High Street, Warwick CV34 4BB

rightmove

PROPERTY ADDRESS

**The Old Stables, 4 New House Farm
Business Centre, Langley Road,
Bearley, Stratford On Avon B95 6DL**

Planning

The property forms part of a small business centre converted from farm buildings circa 2007.

Accommodation

The property comprises mainly open plan offices over Ground and First Floors with some half height partitioning and 2 cellular offices. There is a reception area with kitchenette and male and female WCs on the Ground Floor also having the stairs to the First Floor

Externally

The property is a terraced unit of brickwork construction with a pitched slate roof and forms part of a small business centre rurally situated on the Langley Road just outside the village of Bearley and some 4 miles to the North of Stratford on Avon.

The property has an entitlement to 8 car parking spaces within the communal parking area of the Business Centre. It is approached via footpaths interspersed with shrubbery and sitting out areas.

The A3400 is nearby leading to Birmingham to the North and connecting with the A46 at Stratford to the South with onward connection to the M40 Junction 15 at Warwick some 9 miles way. Bearley has a railway station on the Stratford on Avon to London (Marylebone) and Birmingham line.

Services

Mains electricity and water connected with drainage to a private system. There is oil fired central heating under floor on the Ground Floor. The property is double glazed.

Local Authority

Stratford on Avon District Council.

Rating Assessment

The property has a Rateable Value of £14,500 with a rate payment for the year to 31 March 2024 of £7,235.50. Rate Relief may be available and prospective purchasers should make their own enquiries with the Council.

Energy Performance

The EPC has expired and a new EPC is being commissioned.

Tenure

The property is leasehold held under the residue of a 999 year lease from 21 June 2013 at a 'peppercorn' rental. It is currently sub-let under an occupational lease due to end on 20 June 2024 and vacant possession will be available on completion of the sale even where this is before 20 June 2024.

Service Charge

We understand a service charge is payable to cover the landlord's costs and outgoings associated with the property and are advised the sum to 31 March 2024 is £478.16 (+ VAT) per quarter.

Viewing

Further information is available from sole selling Agents and viewings are Strictly by appointment with the Selling Agent:-

GODFREY-PAYTON

25 High Street, Warwick, CV34 4BB
Tel: 01926 492511 Fax: 01926 410391
Website: www.godfrey-payton.co.uk



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1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.
2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.
3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further

Telephone: 01926 492511

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GODFREY-PAYTON
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GROUND FLOOR OFFICES



FIRST FLOOR OFFICES

THE APPROACH

