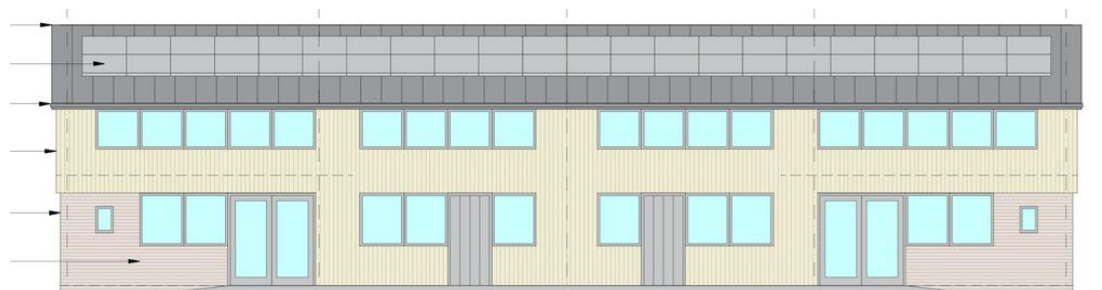
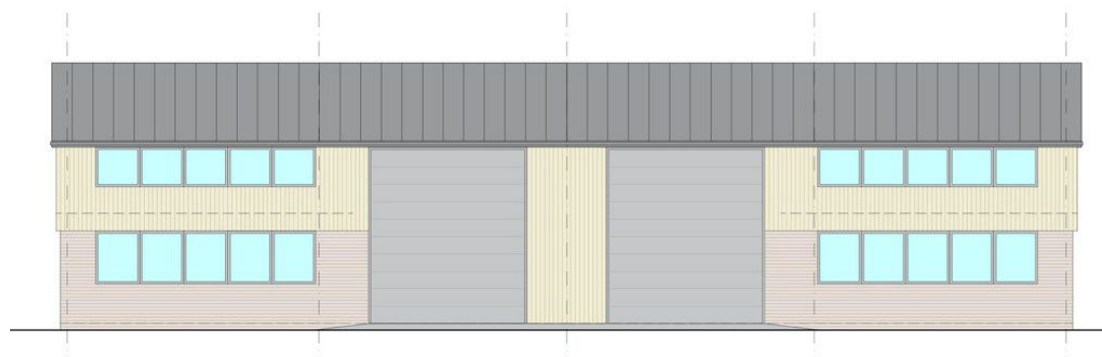


**175A Evesham Road,
Stratford upon Avon CV37 9BS**

FOR SALE



TYPICAL FRONT ELEVATION FACING PARKING - 1:100



Commercial Development Site

- Development Site with Detailed Planning Consent for Four Industrial Units, each 1633 sq.ft. (151.73 sq.m.)
- Total of 6532 sq.ft. (606.92 sq.m.)

Guide Price £1,000,000 Freehold

STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 6 miles at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5 and M6 as well as affording a straightforward route to London and the South.

DESCRIPTION

The site has a detailed planning consent for the construction of two industrial buildings, comprising four units in total, with a total gross internal floor area of 6532 sq.ft. (606.92 sq.m.).

PLANNING PERMISSION

Planning Ref: 19/03589/FUL. Date of Decision 15th June 2020 for the demolition of all buildings and construction of two buildings, car parking and associated works for B1 (b) B1 (c) B8 and building contractors' use and ancillary offices, details of which can be found on Stratford on Avon District Council planning portal.

PROPOSED ACCOMMODATION

In accordance with the plans shown, comprising two buildings each with the following accommodation:

Ground Floor	1217 sq.ft.	113.13 sq.m.
First Floor Offices	415 sq.ft.	38.63 sq.m.
Total Gross Internal Floor Area	1633 sq.ft.	151.73 sq.m.
x 4		
Total Gross Internal Floor Area	6532 sq.ft.	606.92 sq.m.

SERVICES

Purchasers are to make their own enquiries as regards provision of services for the proposed development. The existing builder's yard has mains water, electricity, and drainage.

TENURE

The property is to be sold freehold, subject to vacant possession.

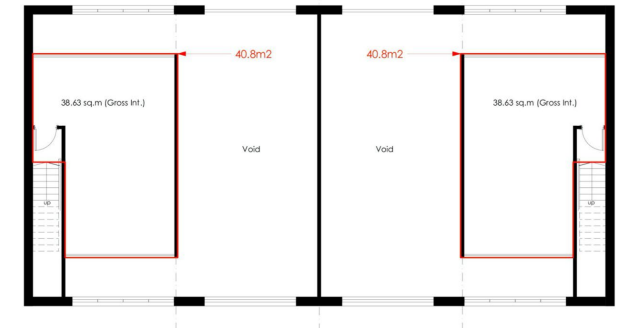
RIGHTS OF WAY

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

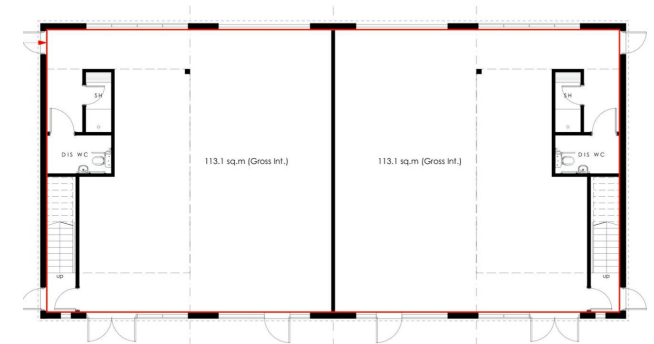
VIEWING

Strictly by appointment through the Sole Selling Agents:

Peter Clarke & Co
Stratford upon Avon
01789 415444



TYPICAL FIRST FLOOR - 1:100



TYPICAL GROUND FLOOR - 1:100

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

