

FOR SALE

UNITS 16 & 17 WATERLOO PARK

WATERLOO INDUSTRIAL ESTATE, BIDFORD-ON AVON B50 4JG



INDUSTRIAL/WAREHOUSE PREMISES

6,790 sq ft (630.76 sq m) (Approx. Total Gross Internal Area)

- SALE & LEASEBACK OPPORTUNITIY
- Popular business park
- Two-storey office/ancillary accommodation

LOCATION

The property is located on Waterloo Park, which forms part of Waterloo Industrial Estate, to the North of Bidford-on-Avon and approximately 7 miles from Stratford upon-Avon and 8 miles from Evesham. Junctions 9 of the M5, 15 of the M40 and 3 of the M42 are all within approximately 20 minutes' drive of the property.

DESCRIPTION

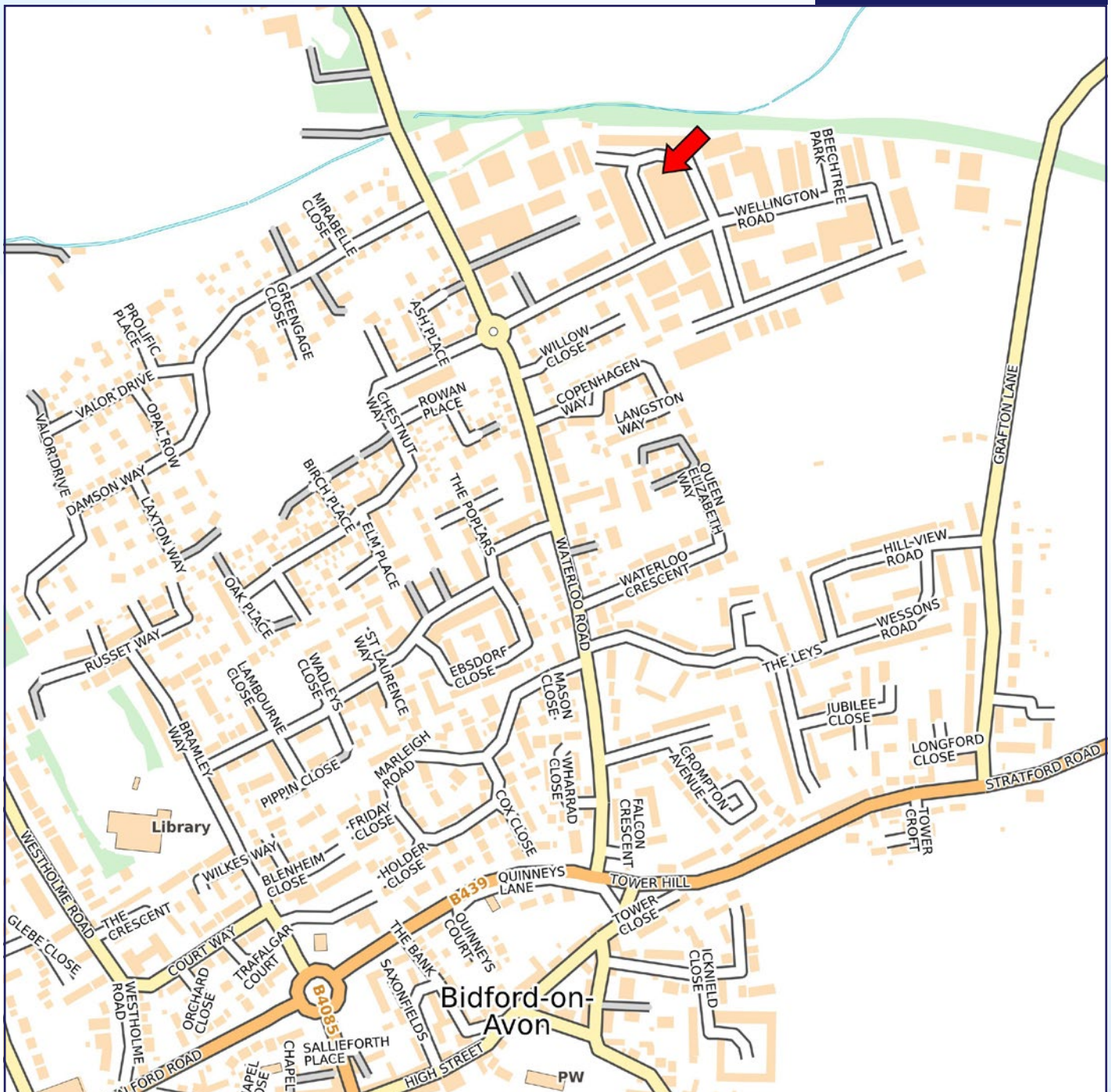
The property comprises two interconnecting mid-terraced industrial/warehouse units of steel portal frame construction with brick/block and profile metal clad elevations and a concrete floor under pitched roofs.

The properties provide open plan industrial/warehouse areas with mezzanine floors with an eave's height of approximately 5.7 metres and up and over doors provided to the front elevations.

Two-storey office/ancillary accommodation is provided to the front of each unit.

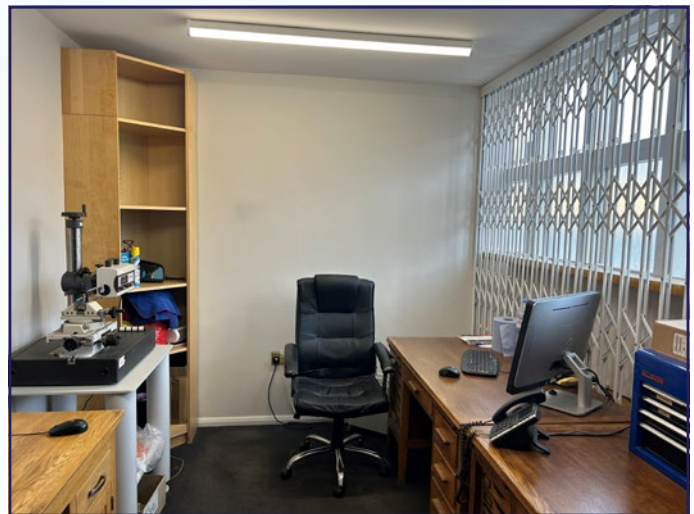
Externally, loading and car parking is provided directly in-front of the units.

POSTCODE: B50 4JG



ACCOMMODATION

	SQ M	SQ FT
UNIT 16		
Ground floor		
Warehouse	196.36	2,114
Office	30.24	325
First floor		
Mezzanine	91.25	982
Office	21.54	232
UNIT 17		
Ground floor		
Warehouse	194.31	2,092
Office	29.89	322
First floor		
Mezzanine	44.12	475
Office	23.05	248
TOTAL Approx. Gross Internal Area	577.01	6,790



BUSINESS RATES

Description – Factory and premises

Rateable Value (2023) - £25,500

EPC

Rating: C (60)

TENURE

The properties are held on separate 125 ground leases from 25th December 1988 (approx. 89 years unexpired).

The current ground rent is £200 per annum (exclusive) to be paid annually in advance and reviewed every 15 years.



SALE & LEASEBACK

The existing occupier, Piltec Ltd, is looking to enter a new lease with the purchaser based on 3 – 5 years at £8 per sq. ft. (exclusive).

Last 3 years accounts available upon request.

PRICE

£650,000 (exclusive)

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of the common areas of the estate. Further details are available upon request from the Agents.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008064 Date: 01/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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