

22 The Waterways,
Stratford-Upon-Avon, CV37 0AW

FOR SALE

A Freehold, Modern Business Unit

- 3245 sq.ft. (301.47 sq.m) with accommodation arranged over two floors
- plus Mezzanine 414 sq.ft. (38.48 sq.m.)
- Loading Bay and Car Parking to the front
- Walking distance to town centre

Guide Price £450,000 plus VAT



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 six miles distant at Longbridge, Warwick enabling good communications of the Midlands conurbation via the M42, M5, M6, as well as affording a straightforward route to London and the south.

THE WATERWAYS is a small, privately owned business park situated directly off the Birmingham Road within walking distance of the town centre (approached by the side of the Premier Inn).

DESCRIPTION

A modern, terraced business unit with accommodation arranged over two floors and with loading bay and parking to the front. There are double glazed windows to the front with double glazed entrance door, as well as loading bay with roller shutter door. Internally, the accommodation has suspended ceiling with recessed lighting.

ACCOMMODATION

Ground Floor - 2104 sq.ft. (195.43 sq.m.)

First Floor - 1141 sq.ft. (106 sq.m.)

Split Level Mezzanine - 414 sq.ft. (38.48 sq.m.)

TOTAL GROSS INTERNAL FLOOR AREA

3,245sq.ft. (301.47 sq.m.) plus mezzanine

SERVICES

We understand that mains electricity, water and drainage are connected to the unit.

TERMS

The property is sold freehold with vacant possession upon completion.

USE

The property's use falls within Use Class E.

SERVICE CHARGE

There is an estate service charge, which is approximately £814 plus VAT per annum.

RATEABLE VALUE

The property is currently rated in two separate assessments as follows:

Ground Floor - £19,000

First Floor - £22,250

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (66).

A full copy of the Energy Performance Certificate is available upon request.

VAT

All prices and rents are quoted exclusive of VAT, which will be payable in addition.

LEGAL COSTS

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

VIEWING

Viewing strictly by appointment with the Sole Selling Agents:

Peter Clarke Commercial
01789 207125

DISCLAIMER

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