

Unit F Waterloo Industrial Estate,  
Waterloo Road,  
Bidford on Avon, Warwickshire  
B50 4JH



## FOR SALE

### INDUSTRIAL/WAREHOUSE INVESTMENT

- Freehold Single Let Modern Industrial Warehouse with Offices
- 10,936 sq.ft. (1016 sq.m.)
- Five Year FRI Lease £62,000 p.a. excl. (only £5.67 per sq.ft.)
- Longstanding Single Tenant £41m turnover
- Net Initial Yield 7.59%
- Capital Value Only £71 per sq.ft.
- Near Stratford upon Avon, Warwickshire

Asking Price £775,000 plus VAT



WATERLOO INDUSTRIAL ESTATE is a well-established industrial estate with easy access to the A46, which links to the M42 to the north and M5 (Tewkesbury) to the south, situated 7 miles west of Stratford upon Avon, 18 miles east of Worcester and 8 miles north of Evesham. Plot F is situated adjacent to other buildings owned by the tenant, Beaver-Visitec International Limited comprising warehousing and offices for their overall operation in this location.

### DESCRIPTION

A modern detached industrial warehouse, with integral two storey offices, together with parking to the front. There are two roller shutter door access points. Minimum eaves 5.1m with the apex at 5.93m.

### ACCOMMODATION

Warehouse - 9419 sq.ft. (875.05 sq.m.)

Two Storey Integral Offices

Ground Floor 671 sq.ft. (62.33 sq.m.)

comprising reception, meeting room, small break room, kitchen/WC

First Floor - 846 sq.ft. (78.59 sq.m.) with five offices

TOTAL GROSS INTERNAL FLOOR AREA - 10936 sq.ft. (1016 sq.m.)

### SERVICES

We understand that mains electricity, water and drainage are connected to the unit. There is an LPG tank in respect of the heating for the offices.

### TENURE

Freehold, subject to the occupational tenancy. The property is not subject to any estate service charge.

### TENANCY

Let on Full Repairing and Insuring terms from the 25th December 2025 for a term of five years at a rental of £62,000 per annum, plus VAT. The lease is contracted within the Landlord & Tenant Act. The tenant has a rolling break clause, subject to six months' notice. If the lease is terminated before 24th December 2027, then the tenant is to pay a twelve month rent penalty. This reduces to nine months if served after the 24th December 2027, six months if served after 24th December 2028 and three months if served after 24th December 2029.

The tenant, Beaver-Visitec International Limited (Company Number 01889847) has been in occupation since 2006 and own the buildings adjacent. Their accounts show £40,990,000 turnover, with a net profit of £4,211,000 and net assets of £26,400,000 (accounts December 2024). Their business is the manufacture and marketing of surgical products. We do consider that Unit F is crucial for their operation in Bidford on Avon given that it provides their warehouse and office function.

The current rent of £62,000 equates to £5.67 per sq.ft. We consider the ERV to be £70,000, representing £6.40 per sq.ft.)

### PROPOSAL

We are instructed to seek offers based on £775,000 (Seven Hundred and Seventy Five Thousand Pounds) subject to

contract, and exclusive of VAT. A purchase at this price reflects a net initial yield of the current rent of 7.59% assuming costs of purchase of 5.45%.

### VAT

The property has been elected for VAT and, therefore, VAT will be payable. It is intended that the property will be sold as a TOGC.

### ENERGY PERFORMANCE CERTIFICATE

The property holds a current EPC of C (56) valid until 21st January 2036. A full copy of the Energy Performance Certificate is available upon request.

### RATEABLE VALUE

The current rateable value is understood to be £51,000, increasing to £63,500 in April 2026.

### FURTHER INFORMATION

For further information, please contact the Joint Agents:

Andrew Clarke

Peter Clarke

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Matthew Lukeman

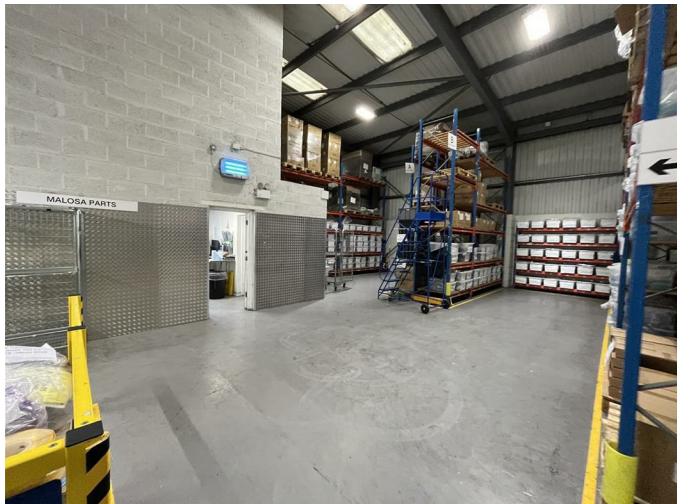
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