

westbridge

COMMERCIAL

FOR SALE

## INDUSTRIAL/WAREHOUSE UNIT



Unit 4, Beechtree Business Park, Waterloo Road, Bidford On Avon

-  Richard Johnson
-  Sephie Portwood
-  01789 415628
-  richard@westbridgecommercial.co.uk
-  www.westbridgecommercial.co.uk

- For Sale Freehold
- 1,801 sq ft (167.42 m2) GIA
- Vacant Possession
- Three Ground Floor Rooms
- First Floor Rooms
- £195,000 + VAT

# Unit 4, Beechtree Business Park, Waterloo Road, Bidford On Avon, Alcester B50 4JF

## Location:

Approaching Bidford on Avon from the East on the B439 from the take the turning onto Waterloo Road, at the roundabout take the 3rd exit onto Wellington Rd and carry on until the end of the road. The unit is located on the left hand side on the same terrace as George's café.

## Description:

The property is accessed via a pedestrian door into a reception area where there is a toilet and then either access to the first floor via a staircase or access into the main workshop or stockroom area. The ground floor is made up of three rooms, two stock rooms and a L share workshop.

On the first floor the area in front of the roller shutter is a two storey void with a first floor mezzanine floor and hand rail with three rooms, the rear room has limited head height to the eaves.

Externally there is enough space to park four cars with tandem parking outside the roller shutter as well.

The building is constructed from a steel frame with profile roof sheets and a fix of profile wall sheets and brickwork at lower level. The floors are poured concrete with floor coverings laid over the top.

## Floor Area:

Gross Internal Area (GIA) is 1,801 sq ft (167.42 m2) GIA

## Price:

£195,000 + VAT

## Tenure:

Freehold.

## Service Charge:

No service charge levied at time of print.

## Rateable Value

From 1 April 2026 £8,700, source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Legal Costs & Holding Deposit:

Each party pays their own legal costs.

## VAT:

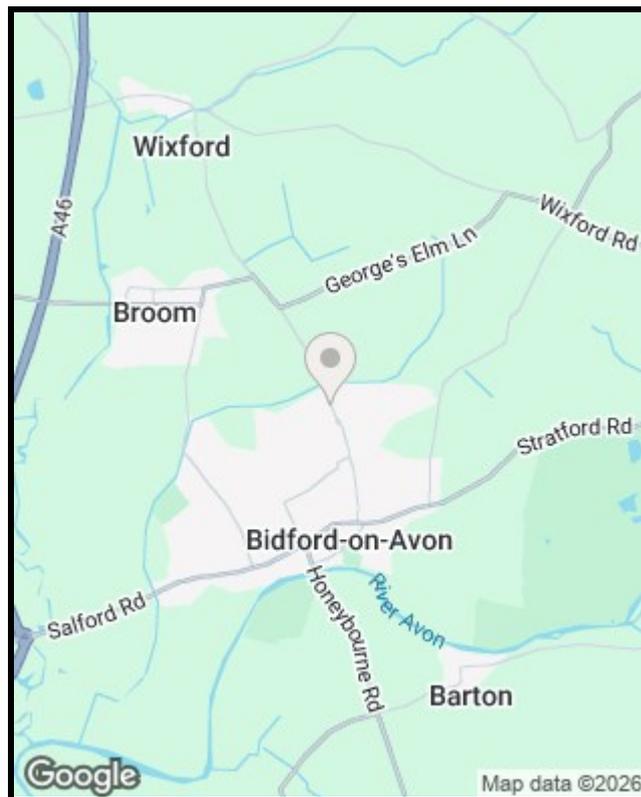
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is C.  
A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:



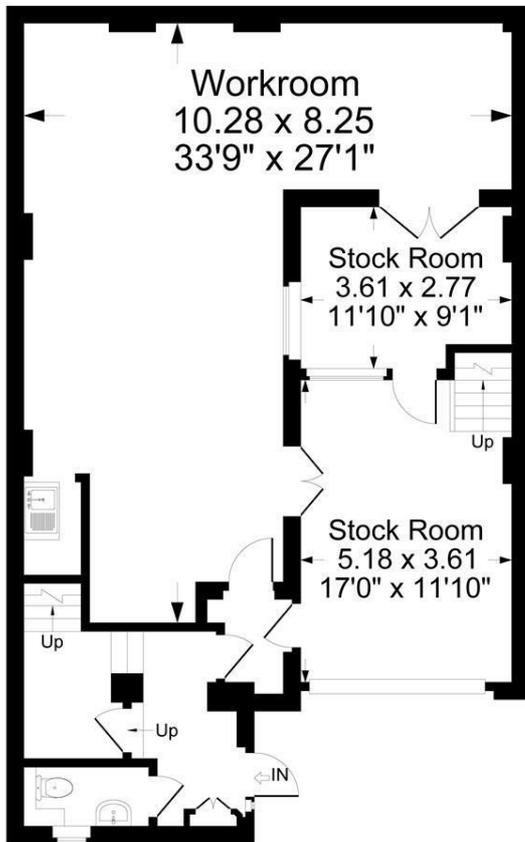
## Richard Johnson:

Westbridge Commercial Ltd  
1st Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

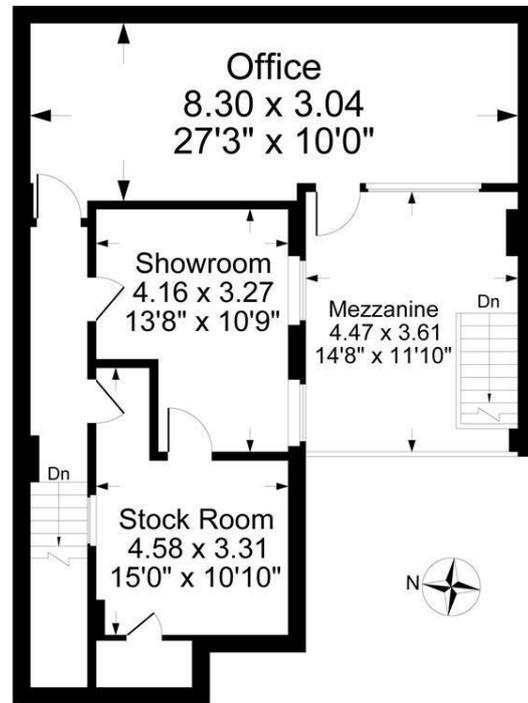
## GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

