

## WAREHOUSE/OFFICES



**Moat House Barns, Birmingham Road,  
Kings Coughton, Alcester**



Richard Johnson  
Sephie Portwood  
01789 415628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)  
[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 2,611 sq ft (242.65 m<sup>2</sup>)
- Roadside Location
- Mix of Offices and Workshops
- Rear Parcel of Land With Timber Storage Unit
- £525,000 Net of VAT

# Moat House Barns, Birmingham Road, Kings Coughton, Alcester, Warwickshire B49 5QF

## Location:

Heading in a southern direction from Studley on the A435 you pass through the village of Coughton with Coughton Court on your left-hand side, carry on further and after the Alcester Rugby Club on the right hand side you'll find Jigsaw Design and Print located on the of the main road sitting next door to the Moat House Pub. Premises are currently used by Jigsaw Design and Print.

## Description:

The property can be accessed by the main reception door leading into a open plan reception room from this room there is a doorway into a further office room with a front elevation window. From this room, there is a corridor and a server room to the left-hand side with the door to the rear access point leading to a small parcel of land which currently houses a useful timber storeroom. From this area it leads into the single story part of the building currently used as both offices and workshops. There are two further rooms with windows to the front elevation and one to the rear elevation, a set of male and female toilets and a small kitchen area. This then leads to a further three rooms used as print rooms with a set of double doors leading out into the car park and 4 windows to the front elevation. From this area there is also a staircase that takes you up to the first floor which could be used as either storage or offices.

The main two story building also has a first floor which includes two good size office rooms, a separate toilet from the hallway and a well proportioned kitchen with base units, sink, worktop, refrigerator space and wall units along with a breakfast bar.

The premises are presented in a good condition and have climate control systems to both heat and cool the property.

To the outside of the building there is a generous carpark which the current owners park up to 12 cars. There is a front grass area from this car park which abuts the main pavement.

## Floor Area:

Gross Internal Area (GIA) is 2,611 sq ft (242.65 m<sup>2</sup>).

## Price:

£525,000 Net of VAT

## Tenure:

Freehold.

## Rateable Value:

TBC 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 business 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.

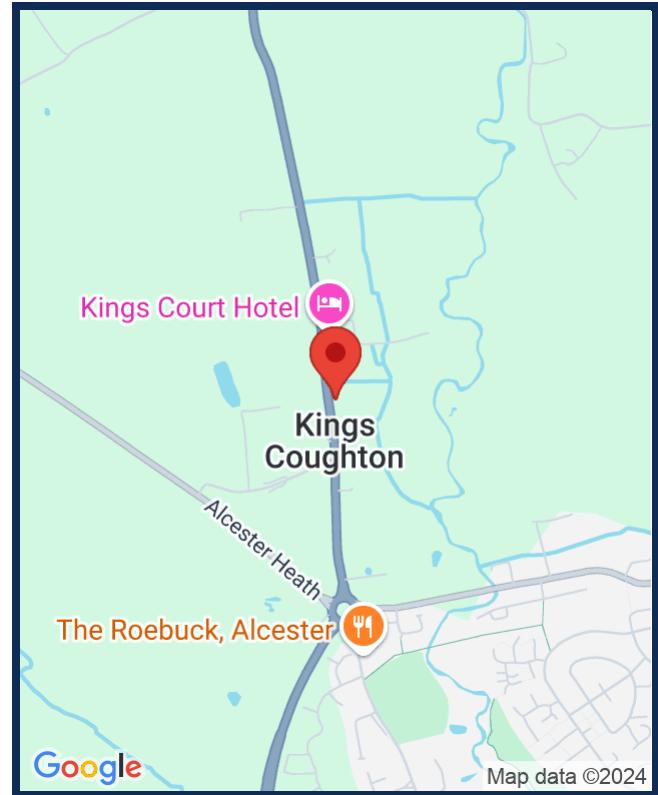
## VAT:

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 to be confirmed.

A full copy of this report will available from the agent's office upon request.



## Viewing:

Viewing strictly by prior appointment with sole agent:

### Richard Johnson

Westbridge Commercial Ltd

1<sup>st</sup> Floor Offices

3 Trinity Street

Stratford Upon Avon

CV37 6BL

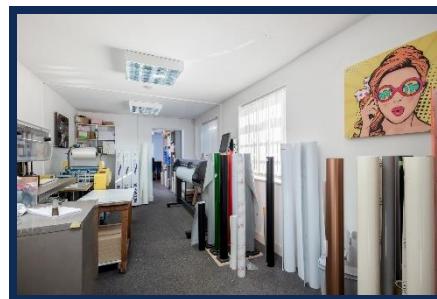
Tel: 01789 415 628

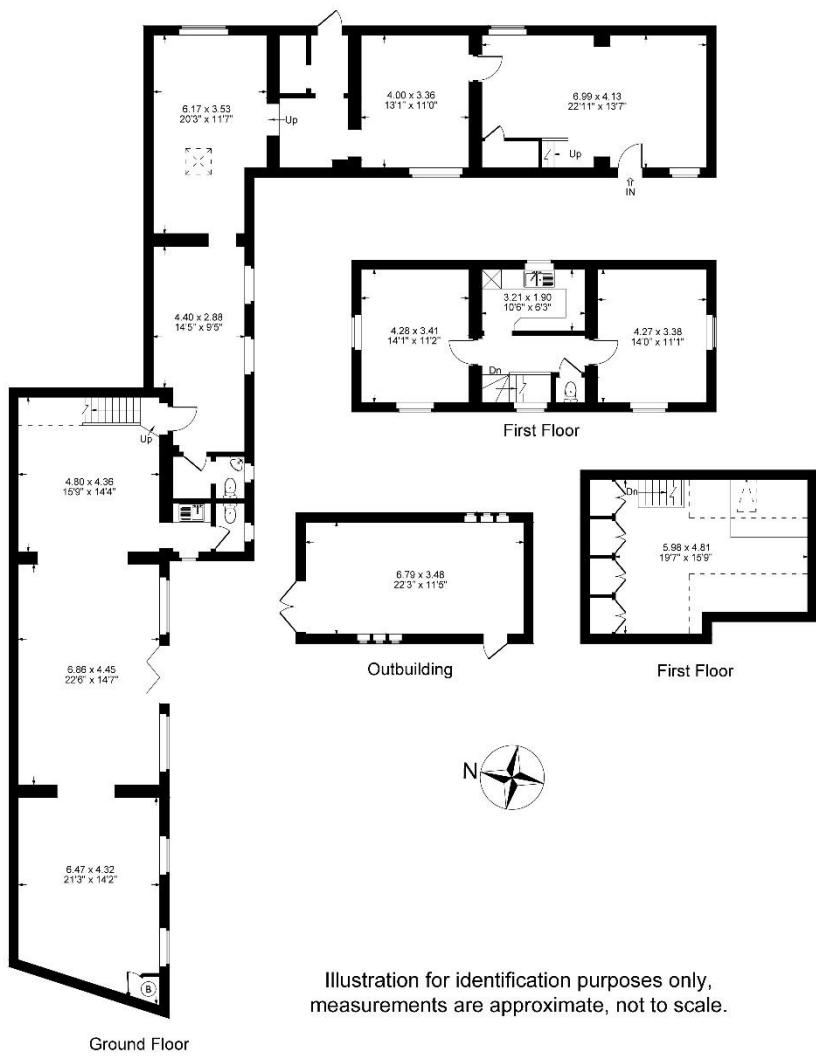
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

## 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).







**Agents Notes:** Disclaimer (Misrepresentation Act 1967) Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.