

westbridge

COMMERCIAL

FOR SALE

DETACHED BARN WITH POTENTIAL (STP)



The Pound, Lower Quinton, Stratford-Upon-Avon



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- For Sale Freehold
- Refurbishment or Redevelopment (STP)
- Vacant Possession - Cleared of vendors belongings before sale
- 455.28 m2 or 4,898 sq ft
- Unconditional Offers Over £350,000 + VAT

The Pound, Lower Quinton, Stratford-Upon-Avon, CV37 8SG

Location:

Heading from the Stratford direction on the Campden Road take the left hand turning for Lower Quinton onto main street. Continue on Main Street through Lower Quinton and The Pound is located on the right hand side set back from the road next to college farm just before the left hand turning to Back Lane.

Description:

The Pound was built in 1953 and was used by a local agricultural engineering firm until 1982 when it was purchased by Lower Quinton Garages Ltd and used for MOT testing, workshops and stores. In recent times the property has been used to store parts and archives for the same family.

The property is a constructed of a single storey lean-to to the front elevation which is attached to a Dutch barn structure with the first part of this infilled with brick & blockwork making a two storey structure which is used as stores. The balance of the Dutch barn is open plan with concrete floor, profiled rolled steel roof sheets and is partly clad to the elevations. To the rear of the building is a lean-to steel frame structure.

The property has a three phase electric supply inside the stores area. There has been an asbestos survey carried out and this is available via the agents office upon request.

Main Open Storage Area (including Store room) 319.46 m2
Lean-to Open Area – 73.62 m2
Mezzanine First Floor Store – 40.30 m2 (including staircase)
Front Single Storey Brickwork Part – 21.90 m2

Total Area GIA – 455.28 m2 or 4,898 sq ft

The property could be refurbished or redeveloped (subject to planning) will be cleared out of all of the current owners items and sold with vacant possession. Offers are sought over £350,000 + VAT.

Floor Area:

Total Area GIA – 455.28 m2 or 4,898 sq ft.

Price:

Unconditional Offers Over £350,000 + VAT.

Tenure:

Freehold.

Rateable Value

Not currently rated, source: 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:

Each party pays their own legal costs.

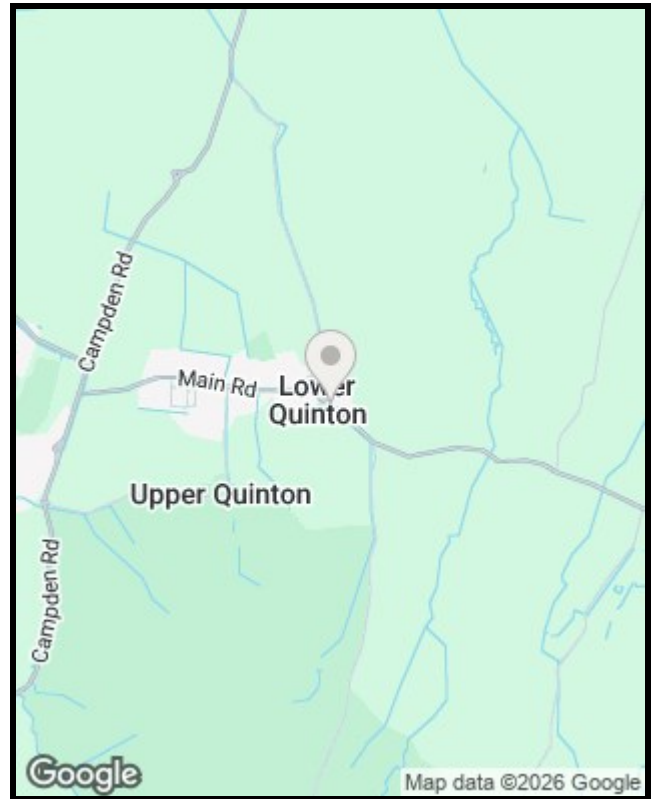
VAT:

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:

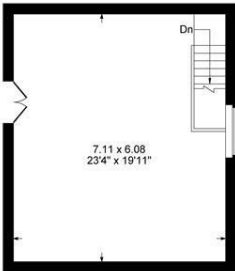
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GDPR:

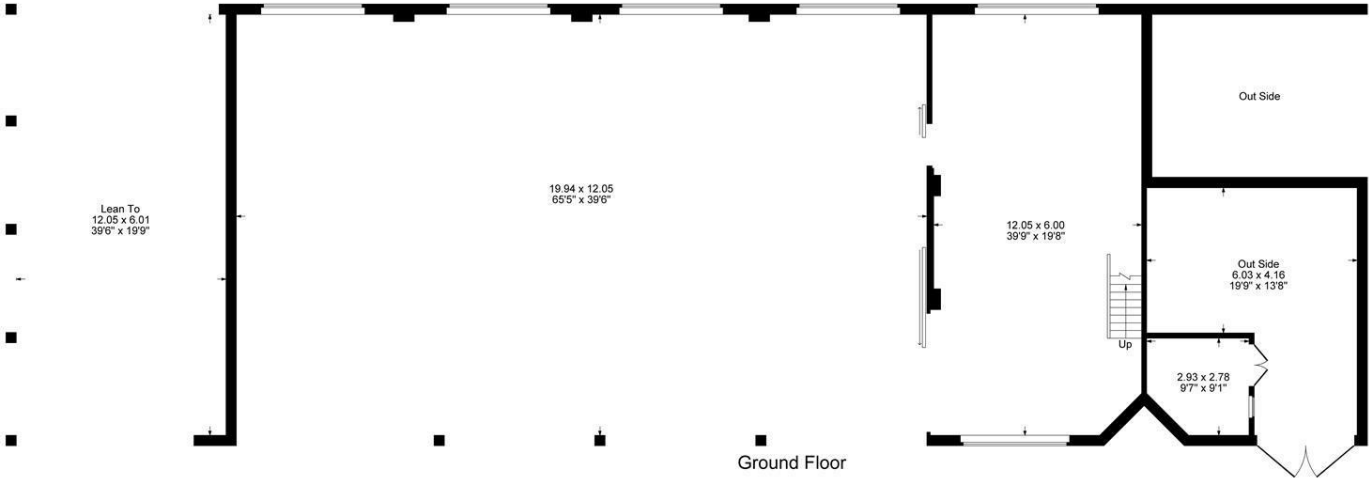
You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company 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.



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First Floor



Ground Floor

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

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