

INDUSTRIAL/WAREHOUSE UNIT



Unit 1 Broom Court Farm, Rush Lane, Bidford-on-Avon, Alcester



Richard Johnson



Sophie Portwood



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- 2,556 sq ft (237.54 m²)
- Gated Site
- Recent LED Lights Fitted
- Being Split from Unit 2
- £15,500 pa + VAT

Unit I Broom Court Farm, Rush Lane, Bidford-on-Avon, Alcester B50 4ER

Location:

Heading East through Bidford on Avon on the B439 take the left hand turning onto Victoria Road just before the Co-op. Stay on this road for 0.9 of a mile and take a left hand turning on to the Farms entrance opposite the turning for Smallbrook Road. There is a long drive and the barns of based past the house by bearing left into the yard area past the house on the right hand side.

Description:

The unit is constructed of a mix of profile roof sheets, box cladding and concrete lower panels. The landlord has fitted the unit with LED lights to a new fuse board ready to take a tenants fit out. There are no facilities at present but the landlord is looking to provide a modular toilet/kitchen unit in the unit. The unit has a concrete floor, roller shutter access door and a eaves of 6.70 m with a ridge height of 7.80 m. At present the unit is having 50% of the rear portion wall removed but the balance for the wall could be removed if required. The landlord is finishing off the cladding to the left hand side splitting it off from unit 2.

Floor Area:

Net Internal Area (NIA) is 2556.00 sq ft (XXX.XX m2)

Price:

£15,500 Per Annum

Tenure:

New lease available.

Service Charge:

No service charge levied at time of print.

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 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.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

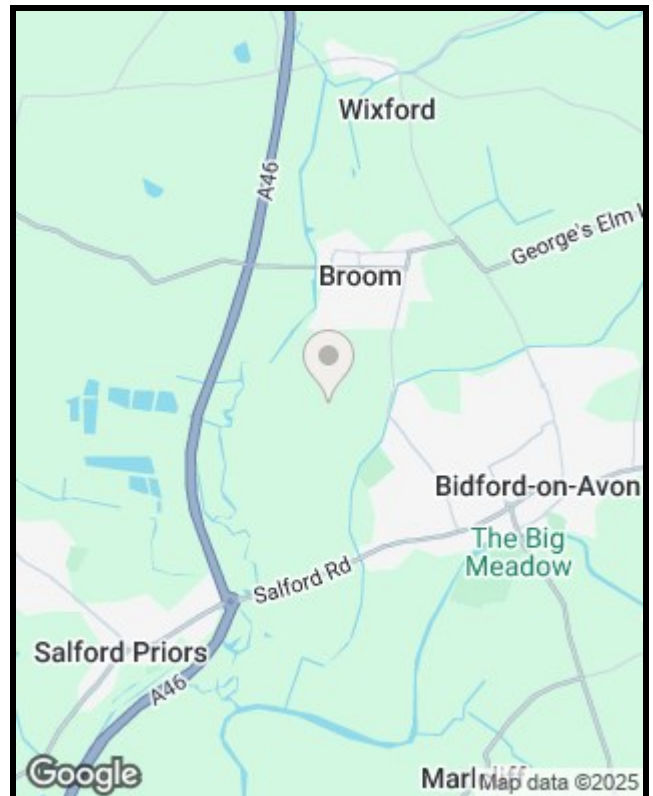
Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

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 = D.

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

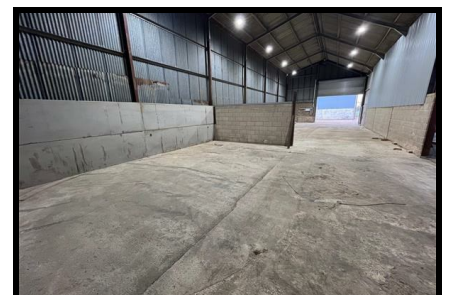
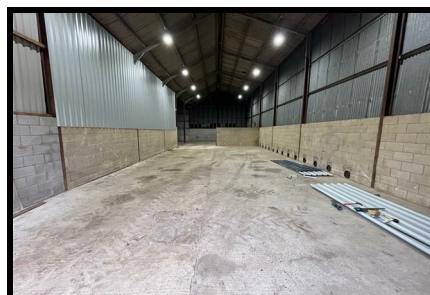
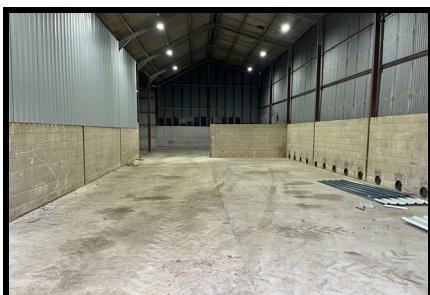
Viewing:

Viewing strictly by prior appointment with sole agent:

Westbridge Commercial Ltd
First Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415628
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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.



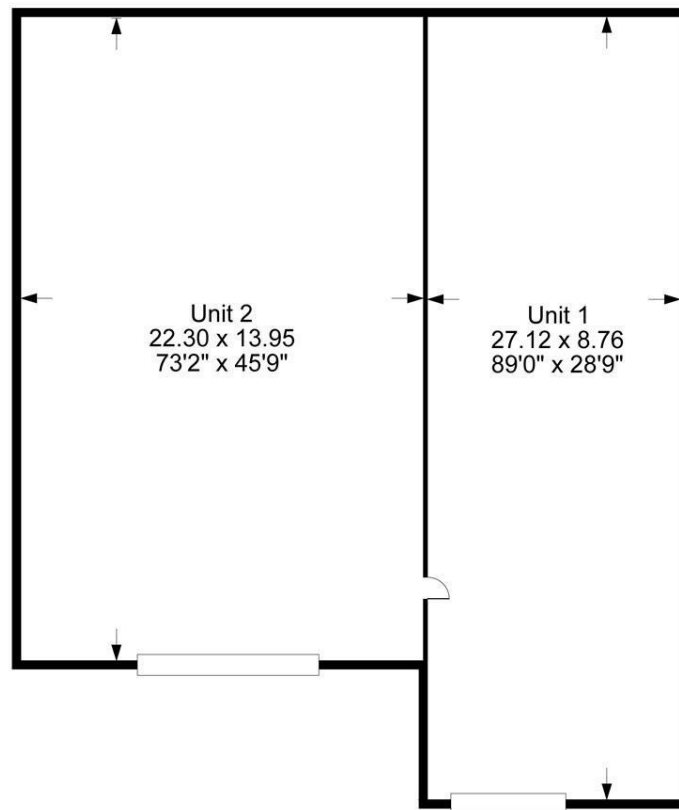


Illustration for identification purposes only,
measurements are approximate, not to scale.