

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

TWO WAREHOUSES WITH OFFICES FOR SALE LEASEHOLD



MASONS ROAD STRATFORD UPON AVON CV37 9NL

- **BUILDING 1: 23,597 SQ FT (2192 SQ M)**
- **BUILDING 2: 4,380 SQ FT (406.89 SQ M)**
- **GATED YARD LEADING TO LARGE CAR PARK/YARD TO THE REAR**
- **GOOD ACCESS TO THE A46 and M40**
- **GUIDE PRICE: OFFERS IN THE REGION OF £750,000**

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MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

SITUATION:

The properties are situated on the northern side of Masons Road, an established industrial location approximately a mile from Stratford town centre linking Alcester Road (A442) with Timothys Bridge Road, with the A46 located within a mile north of the property which in turn links to the M40.

DESCRIPTION:

The properties comprises an extensive industrial premises built around the 1960s /70s backing onto the canal, together with a smaller workshop/warehouse facing Mason's Road.

BUILDING 1:

A large detached two bay industrial unit with two storey offices set back behind a tarmac forecourt occupying a site of approximately 1.01 acres. This two bay industrial unit has a single span below a pitched steel portal frame and pitched corrugated sheet roof. Eaves height 2.7 m approx. (8.85 ft). Roller shutter door fronting the main road (height 3.3 m approx (10.82 ft). Width 4.9 m approx. (16.07 ft)

Attached to Building 1 is a modern high bay single storey unit of portal frame construction with a pitched profile sheet clad roof. There is a roller shutter with a width of 3.64 m approx. (11.94 ft) and a height of 3.5 m approx (11.48 ft). Eaves height 6 m approx.(19.68 ft). There is a canopy connected to the roller shutter 102 sq m approx. (1,100 sq ft). Attached, and to the rear of the high bay warehouse, are 5 lock-up garages with offices above (in poor condition) 97.54 sq m approx (1,050 sq ft)

Warehouse	15,525 sq ft	(1,442.24 sq m)
Offices:	4,446 sq ft	(413.02 sq m)
Modern Warehouse:	3,626 sq ft	(336.10 sq m)
Total GIA floor area	23,597 sq ft	(2,191.36 sq m)

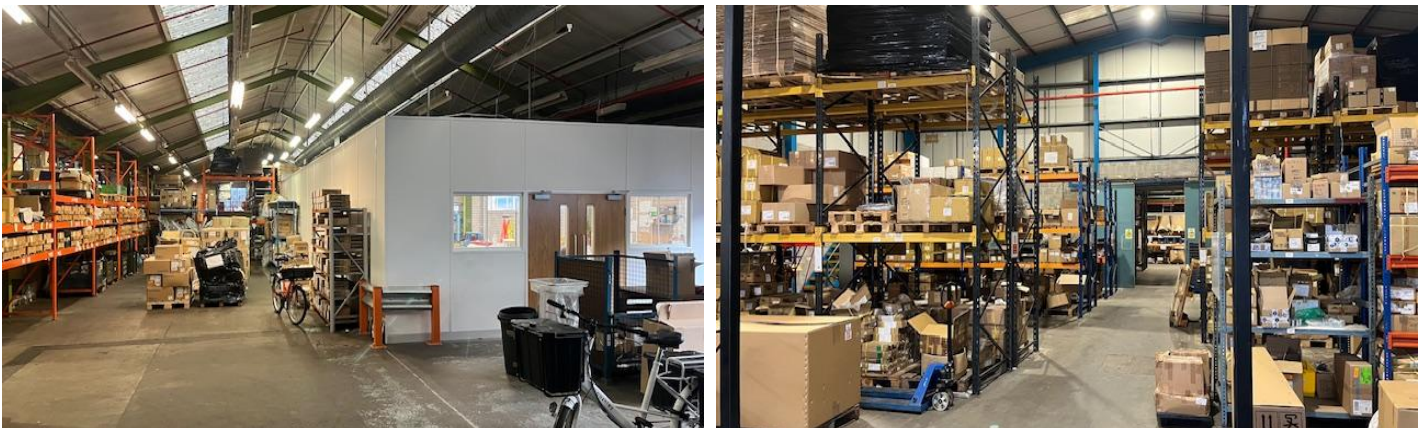
BUILDING 2:

Situated to the front and side of Building 1 is a small workshop/warehouse which is in poor condition.

Warehouse:	4,380 sq ft	(406.89 sq m)
Total GIA Floor Area:	4,380 sq ft	(406.89 sq m)

OUTSIDE:

To the side and rear of Plots 2 and 3 is a gated yard leading to a large car park to the rear.

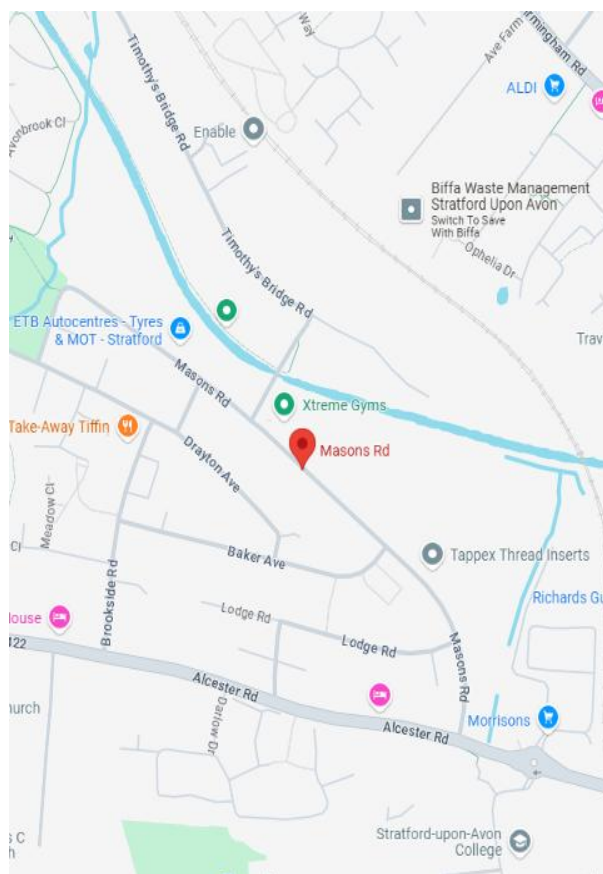
**TENURE:**

Building 1: A 99 year ground lease from 21 June 1965 – 2064. The current ground rent payable is £800 pax.

Building 2: A 99 year ground lease from 19 October 1964 – 2063. The current ground rent is £440 pax

Stratford District Council own the freehold and have indicated that they would consider granting a new lease for say 125 years on a geared ground rent. Further details from the Agents.

SALE PRICE:	Offers in the region of £750,000 for the leasehold interest with vacant possession of both buildings. Consideration will be given to a sale of both properties individually.
RATEABLE VALUE:	Buildings 1 and 2 are not currently assessed as they are included in an overall assessment with the building next door.
EPC	Available from the Agents
FLOOR PLAN	Available from the Agents
SERVICES	We understand that all mains services are connected.
LEGAL COSTS	Each party will be responsible for their own legal costs in the transaction.
VAT	VAT will be payable where applicable.
VIEWING	Strictly by appointment with Tim Cox Associates. Telephone: 01789 269444.



FOR IDENTIFICATION PURPOSES ONLY

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