

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



The Old Stables, Church Farm, Morton Bagot Studley, Warwickshire



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 7,905 sq ft (659.44 m²)
- Great Value Storage Solution
- Rural Location
- WC & Kitchen
- Two Loading Doors
- 6.63 m Ridge

The Old Stables, Church Farm, Morton Bagot, Studley, Warwickshire B80 7EJ

Location:

Heading from the Studley direction south on the A435 turn left onto Spernal Lane and follow Spernal Lane. Cross over the River Arrow and take a left-hand turning sign posted Morton Bagot, follow this road and the sign post for the church at Morton Bagot. The building sits opposite the church at Morton Bagot, post code B80 7EJ.

Description:

The unit is mostly open plan measuring 22.40 m wide by 29.41 m deep and has two door openings left hand being 2.92 m and right hand 3.34 m. Within the open space and sitting between the doors is a WC, kitchen/breakout and an open storage area.

The building has eaves height of 3.76 m and ridge height of 6.63 m. The floor is concrete slab and the walls are due to be clad with the roof being profile sheeting with overhead strip lights.

Floor Area:

Gross Internal Area (GIA) is 7,905 sq ft (734.40 m²).

Price:

£28,380 per annum

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

Not yet 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 maybe entitle 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 = B.

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



Viewing:

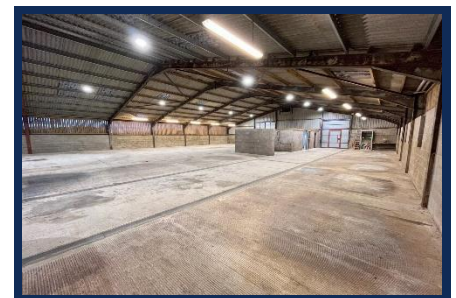
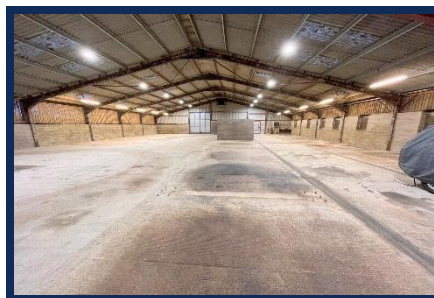
Viewing strictly by prior appointment with sole agent:

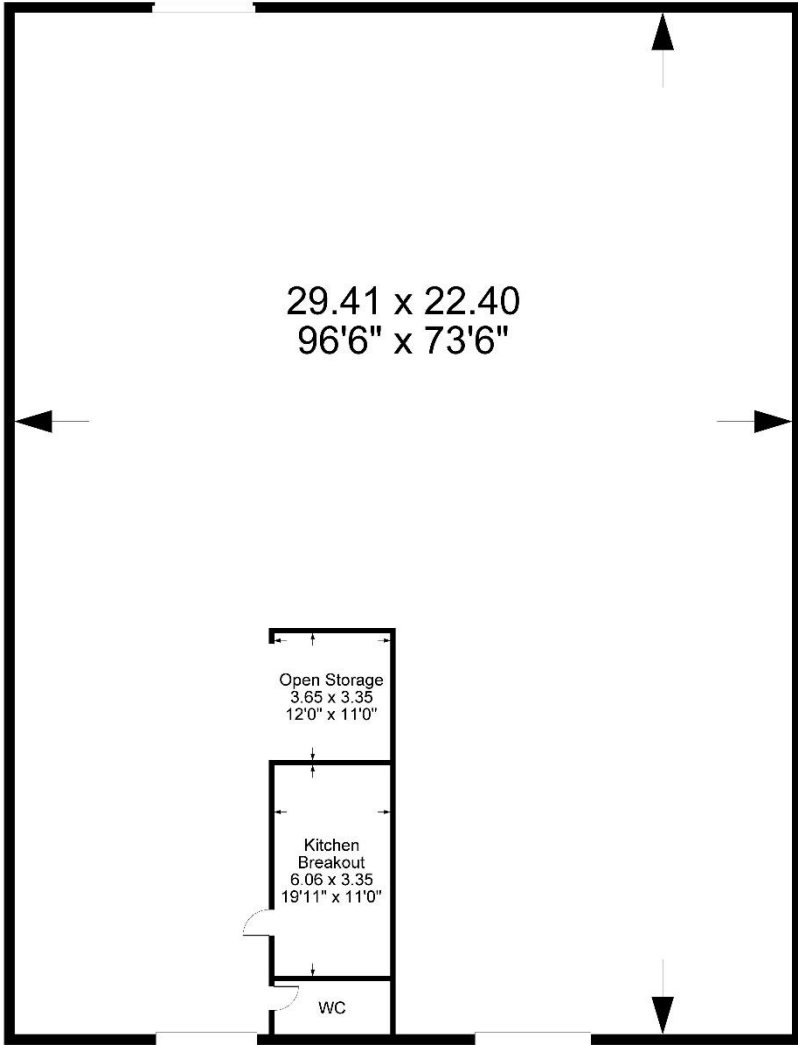
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GDPR

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.





Approximate Gross Internal Area
Floor = 658.78 sq m / 7091 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.