

# TIM COX ASSOCIATES

CHARTERED SURVEYORS

## FREEHOLD INVESTMENT FOR SALE INDUSTRIAL PREMISES



**5 TYTHING ROAD  
ALCESTER  
WARWICKSHIRE  
B49 6EU**

- **GROSS INTERNAL AREA 19,222 SQ.FT (1,786 SQ.M)**
- **CURRENTLY LET PRODUCING £60,000 PER ANNUM**
- **CURRENTLY FITTED OUT TO A HIGH STANDARD AS OFFICES, LABORATORY AND STORES**

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.

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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** Alcester is a busy market town situated at the junction of the A435 and the A422 trunk roads, 7 miles north-west of Stratford upon Avon, 20 miles South of Birmingham, 7 miles south of Redditch and 10 miles north-east of Evesham. The town also provides ease of access to Worcester, Warwick, Royal Leamington Spa and Bromsgrove with the M5, M42 and M40 motorways being conveniently close by.

**DESCRIPTION** The premises comprise three buildings which are all connected. The main industrial unit is a twin bay steel framed structure with brick walls and largely profile sheet roofing to both bays. There are currently laboratories, offices and stores within this space. The majority of the space has a suspended ceiling with recessed lights and hot air vents. There is a single storey brick building with a flat roof connected to the main building which is converted to offices with a suspended ceiling and recessed lights. To the front of the main industrial building and wrapping around the one side is a two storey brick building with profile sheet cladding elevations with a flat roof and fitted out as good offices and laboratories. There is a large rear yard approached off the access road at the rear which is mainly used for parking purposes.

<b>ACCOMMODATION</b>	Main Industrial Unit	9,855 sq.ft	(915.5 sq.m)
	Single Storey Brick Building	1,265 sq.ft	(117.5 sq.m)
	Two Storey Brick Building	8,102 sq.ft	752.7 sq.m)
	<b>Total Gross Internal Area</b>	<b>19,222 sq.ft</b>	<b>(1,786 sq.m)</b>

*Please note: Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.*

**LEASE** The premises are held on a 3 year lease from 24 October 2020 on FRI terms subject to a Schedule of Condition dated August 2011. We understand the lease is excluded from the security provisions of the Landlord & Tenant Act 1954 Part 2.

**RENT** £60,000 per annum exclusive.

**SALE PRICE** Offers in the region of £600,000 for the freehold property, subject to the existing tenancy.

**RATEABLE VALUE** Unit 5A £39,250  
Unit 5B £64,000

*Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01789 267575 or <https://www.gov.uk/correct-your-business-rates>*

**SERVICES** We understand that there are three gas boilers for the central heating radiators and hot air blowers in the main building. Mains electricity and drainage are connected to the property.

**LEGAL COSTS** Each party to be responsible for their own legal costs in respect of this transaction.

**VAT** We understand that the sale can proceed by way of a TOGC (Transfer a Business as a Going Concern) and that therefore there will be no VAT necessary on the sale price.

**VIEWING** Strictly by appointment with the Letting Agents.

