



FOR SALE / TO LET
DETACHED INDUSTRIAL PREMISES

1 Taverners Lane,
Atherstone, CV9 2BA

Two roller shutter access doors



Minimum 3m eaves height



**Large secure yard area to the front
elevation**



**Site area approx. 0.31 acres (0.12
hectares)**



GIA - 3,939 sq ft (365.9 sq m)



LOCATION

Taverners Lane is an unadopted road located between the West Coast mainline and Coventry Canal and accessed from Westwood Road, which in turn leads to Coleshill Road and Atherstone town centre. The surrounding area is a mixture of residential and commercial uses.

Atherstone is a small market town in Warwickshire. Atherstone benefits from good road access, being located just off the A5(T) which provides convenient access to the M69 at Hinckley and the M42 at Tamworth. Atherstone railway station provides regular services to London Euston and Crewe.

DESCRIPTION

The subject property comprises detached industrial premises on the fringe of Atherstone town centre, of cavity brickwork construction surmounted by asbestos sheet pitched roofs supported by steel trusses.

The accommodation comprises two industrial bays, with ancillary offices, store and WC facilities. The internal eaves height is between 3.15 and 3.30m and there are two roller shutter access doors (3m height x 4.25m width and 2.6m height x 3.5m width, respectively). The property benefits from solid concrete floors, part LED and part fluorescent strip lighting and security roller shutters.

Externally, the property benefits from a large yard area to the front elevation, which is gated and enclosed by palisade fencing. The approximate site area is 0.31 acres (0.12 hectares).

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Industrial Areas	3,497	324.87
Ground	Office & WCs	442	41.06
		3,939 Sq Ft	365.93 Sq M

SERVICES

We understands mains electricity, water and drainage are connected to the subject property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the North Warwickshire District Council is:

Rateable Value: £16,000

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £330,000.

Letting - The property is available to rent, on a new internal repairing and insuring lease, at a quoting rent of £20,000 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - As is standard, the ingoing tenant is to be responsible for the Landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(112)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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