

Stratford-upon-Avon

**Units 14 & 15
Western Road
Industrial Estate
Warwickshire
CV37 0AH**

- **Freehold Trade Counter Investment**
 - Let to CEF Ltd
 - Lease expiry 2019
 - Established industrial location
 - Rent Review 2013
 - Current Rent Reserved
- £17,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

The historic market town of Stratford-upon-Avon, famous as the birthplace of William Shakespeare, is located in the heart of Warwickshire. The town is located 26 miles south-east of Birmingham, 12 miles south-west of Leamington Spa and 9 miles north-east of Warwick. The town has excellent transport links with the M40 (Junction 15) lying 7 miles to the north-east. Rail communications are good with trains to Birmingham Snowhill and London Marylebone, whilst Birmingham Airport is approximately 20 miles to the north-east. The property is situated off to the west of Western Road close to its junction with Birmingham Road (A3400). The centre of Stratford-upon-Avon is located approximately 0.5 miles to the south-east.

Occupiers close by include a wide range of local businesses and car dealerships including Citroen and Audi.

Description

The property is arranged on ground floor only to provide a double trade counter unit together with warehouse storage accommodation to the rear. The property benefits from two roller shutter doors and parking in front of the units.

The property provides the following accommodation and dimensions:

Ground Floor **269 sq m** **(2,896 sq ft)**

Tenancy

The entire property is at present let to CITY ELECTRICAL FACTORS LTD for a term of 20 years from 14th May 1999 at a current rent of £17,000 per annum, exclusive of rates. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.cef.co.uk

For the year ended 30th April 2011, City Electrical Factors Ltd reported a nil turnover, a pre-tax profit of £22.283m, a net worth of £63.101m and Shareholders funds of £65.411m.

(Source: riskdisk.com 17.09.2012.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 152 Stratford-upon-Avon.**