



**WATLING**  
REAL ESTATE

**FOR SALE**

**PROMINENT VACANT FREEHOLD WAREHOUSE WITH  
CHANGE OF USE AND REDEVELOPMENT POTENTIAL**

**BIRMINGHAM ROAD  
KINGS COUGHTON ALCESTER  
WARWICKSHIRE B49 5QD**



# HIGHLIGHTS

- VACANT FREEHOLD WAREHOUSE CURRENTLY UTILISED AS A CARAVAN SHOWROOM
- STRATEGIC PROMINENT ROADSIDE LOCATION ON KEY ARTERIAL A435 BIRMINGHAM ROAD
- LARGE YARD AND LOW SITE COVER OF APPROX. 15%
- 16,109 SQ. FT. G.I.A. ON 1.85 ACRES
- EXCELLENT ASSET MANAGEMENT POTENTIAL INCLUDING EXTENSION AND REDEVELOPMENT S.T.P.
- CHANGE OF USE TO CONVENIENCE RETAIL, TRADE COUNTER OR DEALERSHIP S.T.P.
- OFFERS INVITED IN EXCESS OF £1.7M



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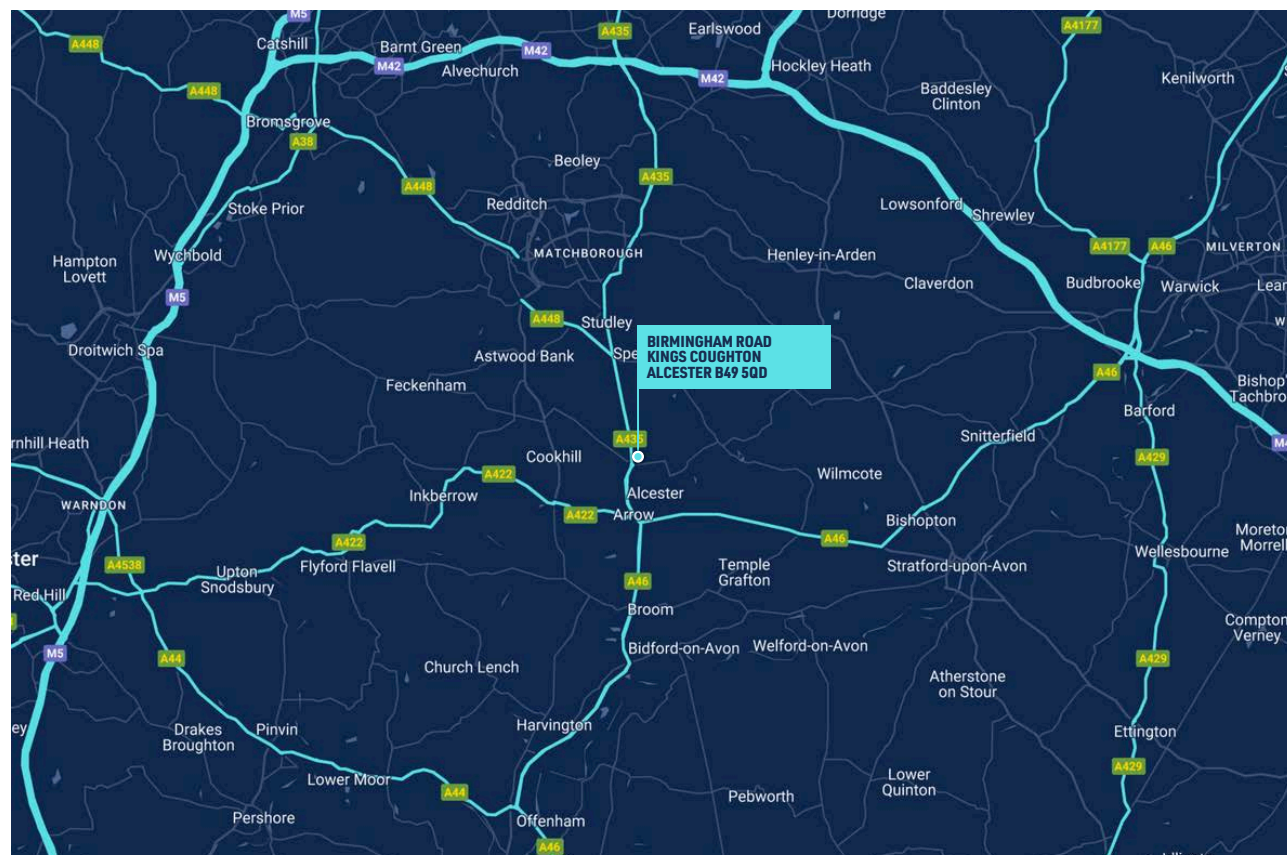
# LOCATION & SITUATION

The property is prominently located on the A435 Birmingham Road, less than a mile north west of Alcester and 2.5 miles south of Studley. The A435 Birmingham Road is a key arterial route connecting J3 of M42 to the north, with J9 of the M5 and J15 of the M40 (via the A46) to the south and east respectively.

The property is centrally located between Stratford-upon-Avon, Evesham and Redditch which are all within a 20 minute drive and directly accessible via the A435 and A46.

The property is situated within walking distance of Alcester and Studley town centres and the Moat House Inn and Kings Coughton Lane bus stops are an approx. 3 minute walk from the property. The popular Arden Forest Industrial Estate is approx. 0.5 mile and less than a 10 minute walk from the property.

The immediate area comprises a mix of commercial and residential property. There is limited retail provision within the local area, which makes this an ideal site for the development of convenience retail, trade counter or dealership property.



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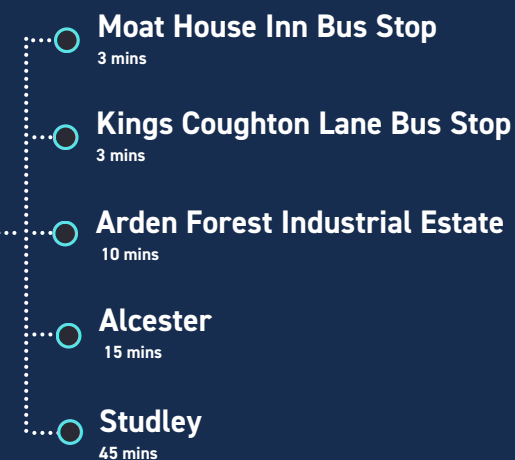
# CONNECTIVITY



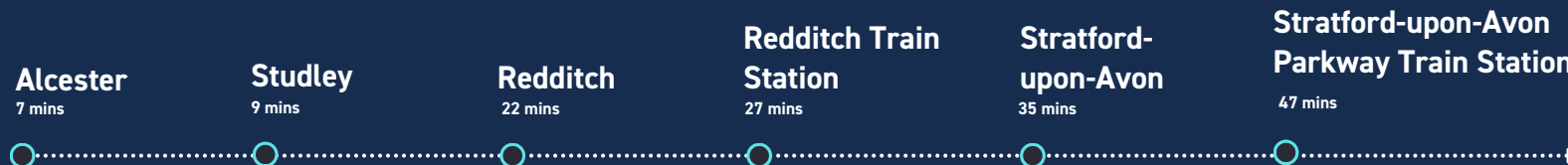
By Car



By Walking



By Bus





# PROPERTY

The property comprises a detached freehold warehouse of 16,109 sq. ft. currently utilised as a caravan showroom. The site area is approx. 1.85 acres equating to a low site cover of 15%.

The property has a large tarmacadam and concrete surfaced yard, with car parking to the front elevation, and secure storage to the rear.

The property is of traditional steel frame construction with insulated corrugated steel and blockwork elevations, surmounted by a part pitched, part flat insulated roof with translucent rooflights.

The property provides warehouse/showroom accommodation with ancillary offices, kitchenette, and WCs to the ground floor. There is additional office and storage accommodation to the first floor, and further storage at basement level.

There is a multi-level mezzanine floor utilised as additional showroom, office, and storage accommodation.

The property has a minimum eaves height of 3.6m rising to 6m at the apex.



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# ACCOMMODATION

The property provides the following approximate gross internal floor areas:

FLOOR	USE	SQ.M.	SQ.FT.
BASEMENT	STORES	316.11	3,403
GROUND FLOOR	WAREHOUSE/ SHOWROOM (INCL.OFFICES AND WCs)	1,051.67	11,320
MEZZANINE	WAREHOUSE/ SHOWROOM (INCL.OFFICES AND STORES)	128.81	1,386
TOTAL		1,496.59	16,109



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# FURTHER INFORMATION

## TITLE

The property is held freehold under title no. WK334422.

Copies of the title documents are included within the Marketing Pack.

## PLANNING

We understand the property has planning consent for its existing use.

Planning application submitted in June 2020 by Aldi Stores Limited for demolition of existing structures and erection of a Class A1 food store with new vehicular access/egress to Birmingham Road, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping. The planning application was withdrawn in 2022.

Interested parties are to rely on their own enquiries with Stratford-on-Avon District Council.

## EPC

A copy of the EPC for the property is available within the Marketing Pack.

## BUSINESS RATES

The property is assessed as follows:

Rateable Value:	£75,500
Description:	Showroom and premises
Rates Payable (24/25):	£41,223 p.a. (based on 54.6p in the £)

Interested parties are to rely on their own enquiries with Stratford-on-Avon District Council.

## MARKETING PACK

A Marketing Pack with additional information is available upon request.

## VIEWINGS

By appointment with Watling Real Estate only.

## OFFERS

Offers in excess of £1.7m invited for the freehold interest.

## VAT

All prices quoted exclusive of VAT.

## COSTS

All parties are responsible for their own costs incurred in respect of the transaction.

## SERVICES

We understand all mains services are connected but none have been tested. Interested parties should rely upon their own enquiries.



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# CONTACTS

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To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details. • Identification and verification of ultimate beneficial owners. • Satisfactory proof of the source of funds for the buyers / funders / lessee.

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