

Peter Clarke

Commercial

Cambrook Court Workshop
High Street
Chipping Campden
GL55 6AT

- * Self-Contained Retail premises
- * Approximately 1076 sqf.t. (100 sq.m.)
- * Within a select arcade of established businesses
- * Just off the High Street in the heart of the town
- * 2 parking spaces



£15,000 Per Annum



Workshop/retail unit of 100sqm located in the heart of the town and ideal for a wide variety of uses. There is a water supply, gas heating and access could be created either into Cambrook Court and/or the Post Office. 2 parking spaces available.

LOCATION

CHIPPING CAMPDEN is an historic market town and an area of outstanding natural beauty, approximately 13 miles to the south-west of Stratford upon Avon in the heart of the Cotswolds, between Evesham and Moreton in Marsh. The town has an active community with many clubs and societies complementing the excellent range of shops, pubs and hotels, together with well regarded schools and active church communities.

AMENITIES

There is a water supply to the unit and gas heating. Vehicle access for deliveries is on foot from the High Street or via Sheep Street. The security gates are open

between 8.00am and 6.00pm every day (except Christmas Day, Boxing Day and New Year's Day).

SERVICES

A mains power supply is connected. Subsequent electrical work is to be carried out by the Landlord's appointed electrician at the tenant's expense.

TERMS

£1,500 per calendar month, to be paid six months in advance and then Quarterly. The rent covers maintenance and cleaning of windows and communal areas, together with communal lighting and security gates.

A new three year lease will be offered outside the Landlord & Tenant Act. The lease will require all premises at Cambrook Court to be open for trading at least five days each week including Saturdays, and for a minimum of six hours per day.

RATES

The current rateable value is TBC with rates payable to Cotswold District Council. Small business rate relief may apply.

VAT

All prices and rents may be subject to VAT in addition.

LEGAL COSTS

The ingoing tenant will be required to pay legal fees of £600 inclusive of VAT (£500 plus VAT) to the Landlord's solicitor for the creation of a lease.

VIEWING

By prior appointment with the sole Letting Agents:

Peter Clarke & Co.
Chipping Campden
01386 770044

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