

westbridge

COMMERCIAL

TO LET

## STORAGE YARD/COMPOUND



### Arrow Court, Former Ragley Saw Mill, Alcester



Richard Johnson



Sephie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- Fenced Yard
- 48,403 sq ft (4496 m<sup>2</sup>)
- Gated Access
- Water/Power Available
- Clean Stone Underfoot
- 13.5 Miles from M40 J15

# Arrow Court, Former Ragley Saw Mill, Alcester B49 5PW

## Location:

Located South West of Alcester just off the A422 which links to the A46 is the former Ragley Saw Mill known as Arrow Court.

## Description:

Arrow Court is a privately owned estate which has a number of traditional brick built and storage buildings located at the end of a private drive way formally used as a Saw Mill for many years.

The yard area has recently been fenced and has a set of lockable gates at the entrance. The yard is stoned up under foot and a three phase electric supply and water supply are available on the site for those occupiers looking to site a container or portacabin.

The site is located just outside Alcester within a mile of the A46 offering easy transport links to the M40 at Stratford, M42 at Redditch and M5 at Bromsgrove or Tewksbury.

## Floor Area:

Gross External Area (GEA) is 48403 sq ft (4496.79 m2).

## Price:

£60,000 pa + VAT

## Tenure:

New lease available.

## Service Charge:

To be advised.

## Rateable Value:

Not currently rated, source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £2000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

An Energy Performance Rating of the property is not applicable.



## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson

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## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).

