

westbridge

COMMERCIAL

TO LET

ROADSIDE TRADE COUNTER / WAREHOUSE UNIT



Units 8 A & B, Sherwood Road, Aston Fields, Bromsgrove



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 3,956 sq ft - 7,912 sq ft (367.67 m2 - 735.34 m2)
- Available As One or Could Split into Two Separate Units
- Popular Roadside Location
- Large Front Car Park
- Established Retail and Trade Counter Use
- Next Door Enterprise Car Hire

Units 8 A & B, Sherwood Road, Aston Fields, Bromsgrove B60 3DR

Location:

Heading from Droitwich into Bromsgrove on the A38 at the main roundabout at the bottom of Buntsford Hill, take the right-hand turning past Aldi on your left-hand side and take the next left-hand turning opposite Morrisons. This road is Sherwood Road follow the road up to the top of the hill and slightly down the other side and units 8a & 8b are located on the left-hand side just opposite the post office site

Description:

The unit was formally two separate units side-by-side but has been connected with adjoining internal double door. The unit could be let as either one 7,912 sq ft unit or two separate 3,956 sq ft units as each unit has its own electric, gas and water supply and roller shutter door.

The premises has a large front car parking area just off Sherwood Road with ample parking for over 20 cars. Internally, the unit is constructed of a steel portal frame with the block work party wall, separating the left and right hand units. The unit has an eaves height of 4.50 m and a maximum ridge height of 5.58 m. Each unit measures approximately 13.98 m wide by 26.30 m deep with a roller shutter door to the front elevation into the concrete car park area.

N.B We were unable to gain access to the front conservatory so this will be measured and included into the final GIA.

Floor Area:

Gross Internal Area (GIA) is from 3956 sq ft (367.52 m²) to 7,912 sq ft (735.34 m²)

Price:

From £38,950 + VAT per annum to £69,950 + VAT per annum

Tenure:

New lease available.

Rateable Value:

£52,500 source: 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:

The Energy Performance Rating of the property is = C.

A full copy of this report is available from the agent's office upon request.



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.



Agents Notes: Disclaimer (Misrepresentation Act 1967) Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.

Interested Parties: Westbridge Commercial Ltd are selling/letting the property on behalf of a relative of a member of staff and are hereby disclosing their interest in writing.