



HOWKINS &  
HARRISON

## Workshop Unit, Blithbury Road, Hamstall Ridware, Rugeley, WS15 3RT

£11,040 per annum

- Unit: NIA 154.9 sq m / 1,667 sq ft
- Rent: £11,040 per annum / £920 pcm
- Other offices available on site
- Ample parking
- Secure site

Please contact Anna Meynell on

01530 877977 option 3

[anna.meynell@howkinsandharrison.co.uk](mailto:anna.meynell@howkinsandharrison.co.uk)

A self contained workshop unit set in an attractive rural location, with ample parking. The unit benefits from a roller shutter door and a private office/meeting space. There are neighbouring office units available if more office space is required. Excellent location. Available now.

## Description

Located on the edge of the village of Hamstall Ridware only 9 miles north of the city of Lichfield, the property is conveniently located only 2.5 miles from the A515 and only 10 miles from the A38 which links to the A50, M6 Toll and onto the M42.

The property comprises a self contained workshop unit with a private office/meeting space, kitchenette and WC facilities.

There is ample on site parking.

Access to the unit is Monday to Friday, 8.00am to 6.00pm

Unit: 154.9 sq m / 1,667 sq ft

The unit is mostly open plan workshop space suitable for a variety of uses but also benefits from a private office/meeting space. It has separate electric meters and has its own entrance door, roller shutter door and patio door overlooking rural views.

The tenant will be responsible for the maintenance and up keep of the unit. The insurance is put in place by the landlord and will be recharged to the tenant on an annual basis.

The incoming tenant is responsible for a contribution towards the landlords legal fees.

## Price

£11,040 pa / £920 pcm

## Tenure

Available on a new flexible term lease, terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954

## Service Charge

TBC

## Business Rates

The property is not yet rated for Business Rates. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.

## Utilities

We are advised that main services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

## EPC

TBC

## Deposit

A deposit equivalent to 3 months rent will be held for the duration of the term.

## Planning

We understand the unit benefits from the correct planning permission to be used as a workshop.

We recommend interested parties make their own enquiries to the Planning Department of Lichfield District Council.

## Viewings

Strictly by prior appointment. Please contact Anna Meynell at the Ashby de la Zouch Branch 01530877977 (option 3).

### Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

