



Hill Lane, Pershore, WR10 3HY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£1,250 PCM

- GIA - 122.69m² (1313ft²)
- EPC - C

- Rural Location
- Business Rates - £6,000

A mono-pitched workshop/storage unit with an attractive external timber cladding providing ample floor space suitable for light industrial work and storage.

Location

Elmley Castle is a village located in Worcestershire. It's situated approx. 5 miles southeast of the town of Pershore and is part of the Wychavon district. Approx. 12 miles from Junction 9 at Tewkesbury - the village itself is picturesque and retains a rural charm, with a mixture of historical and modern buildings. The surrounding countryside is known for its scenic beauty and agricultural landscapes.

Description

The property extends 122.69m² (1313ft²) benefitting from 4.7m clear height and 2.82 eaves height with designated parking on-site. The workshop lends itself for hands-on tasks, production, crafting, repairs, and other practical activities. The property offers roller-shutter access and provisions for three-phase electric.

Business Rates

Business Rates: £6,000

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at www.wychavon.gov.uk for more details.

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the lease.

Viewings

To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01386 765700

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk