



The Leys, Evesham, WR11 3AP

£12,000 P.A

- Industrial Unit To Let
- Gross Internal Area: 199.75m² (2,150 ft²)
- Business Rates: £10,250
- Available Immediately
- EPC: E

A 2-storey Industrial/Warehouse located just outside Evesham Town Centre. The property is made of solid brick construction under a flat roof comprising an electric roller shutter and heavy goods lift.

Location

The property is located in Bengeworth, Evesham accessed directly via Shor Street from the B4035 road linking Evesham with Badsey. The town benefits from an active tourist industry during the summer months and the River Avon forms a focal point for visitors entering the town.

Road communications are excellent, Junction 9 of the M5 is approximately 10 miles at Tewkesbury, Junction 6 at Worcester (15 miles). The M40 can be joined at Warwick (22 miles) and the M42 south of Birmingham (17 miles). The town also benefits from a mainline railway connection to London (2 hours travelling time) and the railway station is located at the northern end of Evesham High Street.

Accommodation

The property comprises the following:

Ground Floor industrial 99.24m² (1,068ft²)
First Floor Storage 100.51m² (1,082ft²)
Total GIA: 199.75ft² (2150ft²)

Roller Shutter: 3.04m (W) x 3.10m (L)
Goods Lift: 1.05m (W) x 2.41m (L)

The ground floor benefits from a clear height of 3.30m with the first floor clear height being 3.38m.

Services

Mains electric, gas, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply.

Business Rates

Business Rates: £10,250

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.

Energy Performance Certificate

The Energy Performance Certificate rating: 116 E.

Planning

Presently Class E, B2 & B8 as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Wychavon District Council on planning@wychavon.gov.uk or call 01386 565 565.

Tenure

Leasehold Terms are anticipated to be in the region of 5-10 years on an effective Full Repairing and Insuring Lease.

VAT

VAT is not charged on the property.

Legal Costs

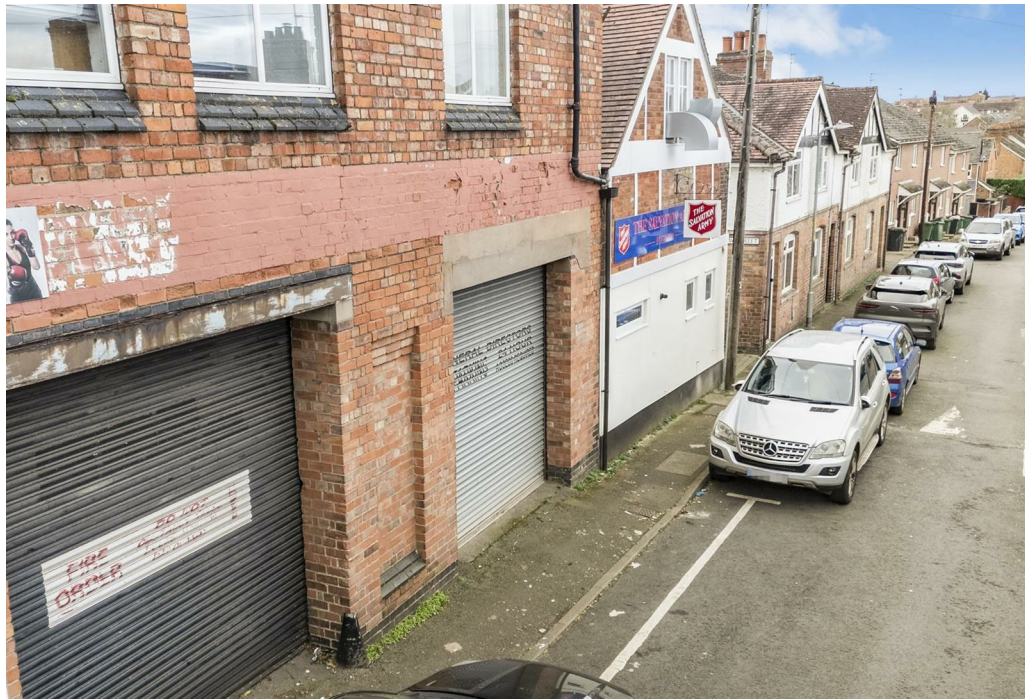
Each party is to meet their own costs.

Viewing

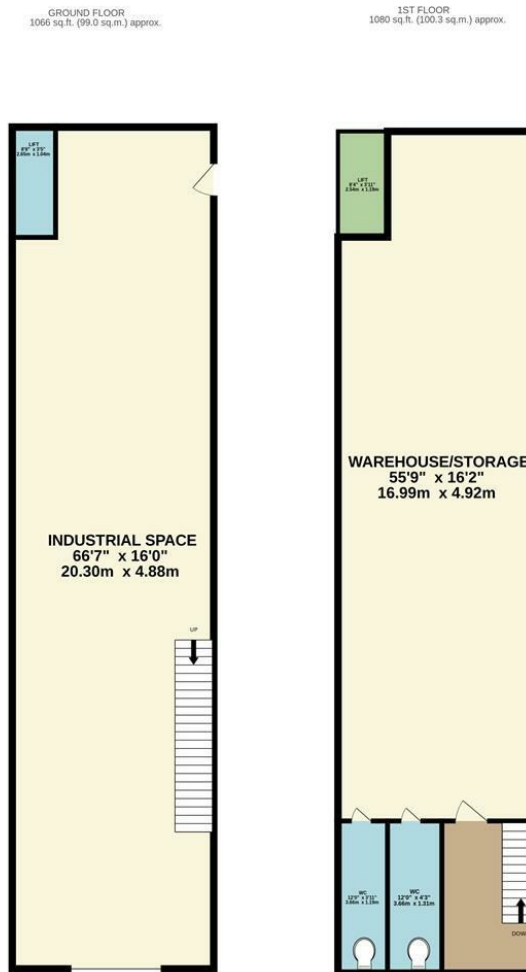
To arrange a viewing please contact the commercial Team: 01386 765700 or alternatively email commercial@sheldonbosleyknight.co.uk

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



Plan



TOTAL FLOOR AREA: 2145 sq. ft. (199.3 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk