



Yard, Workshop & Office

Circa 3000sqft on 0.85acres

**47a Winchcombe Road, Sedgeberrow, Evesham, WR11
7117**

To Let / For Sale

- SECURE YARD 0.85 ACRES
- DEVELOPMENT POTENTIAL STP
- CONVENIENT LOCATION

- WAREHOUSE, WCS & OFFICE CIRCA 3000SQFT
- FREEHOLD
- EASY ACCESS TO M5

Location

The property is located in the village of Sedgeberrow, conveniently located 3 miles south of Evesham, close to the A46 and within 4 miles of Junction 9 of the M5 motorway.

Description

The property comprises at commercial yard of approximately 0.85 acres, including lofty warehouse / workshop; office; WCs and rough stores.

The accommodation is arranged as follows:

Shared driveway of Winchcombe Drive, over which there are unrestricted rights of access, leads to:

- Upper yard, rectangular crushed stone yard and stores.
- Office - detached single storey office of 433 sqft.
- WC Block - separate male and female WCs, connected to mains drains.
- Lower Yard - crushed stone yard.
- Main Warehouse / Workshop - 2342 sqft benefiting from large vehicular access via roller shutter door and eaves height of 3.89m.
- Stores - rough basic stores providing additional accommodation.

Services

Mains electricity, water and drainage are available.

Tenure

Freehold - we understand there are unrestricted rights of access over the entrance driveway. In addition a

public footpath bisects the yard.

or

Leasehold - Standard Business Lease for a term of 5 or more years.

Planning

We are advised the the yard has a light industrial, storage and office planning use. There is potential for various uses including residential, however all enquiries should be directed to Wychavon Council Planning Department.

Purchase Price

Our Client is seeking unconditional offers at £525,000 (no VAT)

Rent

£48,000 Per Annum (no VAT)

Energy Performance Certificate

TBC

Rateable Value

From April 2023 - £6000

Viewing

Strictly by appointment with our reception on 01527 584242 or Ian Parker on 07977008815

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of identification and confirmation of the source of funding from all Purchasers.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.