



Cheltenham Road, Ashton under Hill, WR11 7QP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£12,600 Per Annum

- Desirable Semi-Rural Location
- 1247 ft² (115.9m²) Net Internal Area
- Rateable Value: £7,800
- Ample Parking Provision
- EPC: 46 B
- Available Immediately

Retail space available — a versatile unit ideal for a range of businesses, offering excellent visibility, strong local footfall and convenient access for customers and deliveries.

Location

Nestled at the foot of Bredon Hill within the picturesque Vale of Evesham, Ashton under Hill offers an exceptional opportunity for businesses seeking a balance between rural charm and commercial connectivity. Ideally positioned just a short drive from Evesham, Pershore, Tewkesbury and Cheltenham, the village enjoys excellent access to major transport routes while maintaining the peace and character of its Cotswold setting. The nearby Cotswold Business Village, a newly developed hub of high-quality office and light industrial spaces, further enhances the area's appeal—creating a thriving environment for modern enterprises. With its strategic location, stunning surroundings, and growing commercial infrastructure, Ashton under Hill represents an outstanding choice for businesses looking to establish themselves in a desirable and well-connected part of the region.

Description

A well-presented single-storey commercial building offering a versatile range of business accommodation in a superb setting. Constructed in attractive brick with large glazed frontages, the property provides a series of modern self-contained units ideal for office, studio, or retail. Each unit benefits from individual entrances, ample natural light and excellent on-site facilities including generous parking provision and designated accessible spaces.

Services

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

Service Charge

A Service Charge is levied on the tenants to cover the maintenance, landscaping and repair of communal areas of the estate and apportioned by the square footage occupied. Current Service Charge is anticipated to be in the region of £1,050 per annum exclusive of VAT.

Tenure

A new lease is available, with terms to be negotiated directly with the landlord to suit the needs of the incoming tenant.

Business Rates

Business Rates: £7,800.

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

EPC Rating: 46 B

Legal Costs

Each party is to meet their own costs.

A holding deposit of £1,000 may be requested once lease terms are agreed. This amount will be deducted from the initial rent payment upon completion.

Viewing

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

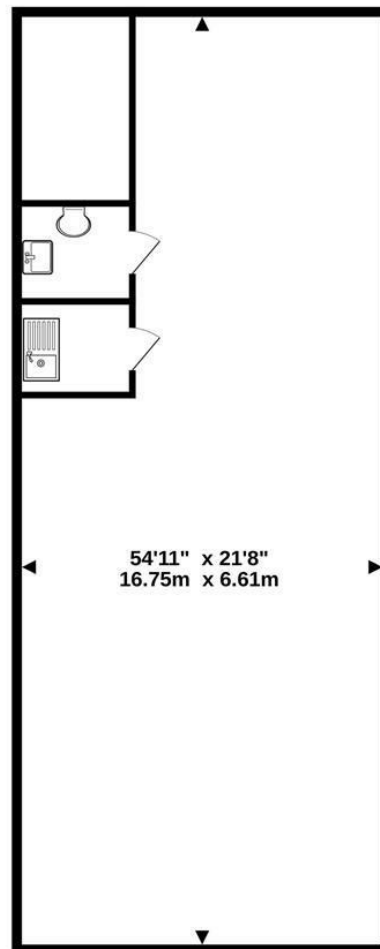
Important Notes

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

GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 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