



Blackminster Business Park, Evesham, WR11 7RE

£600 PCM

- *Incentives Available*
- Ample On-Site Parking
- Rateable Value: £6,300
- Fantastic Location
- 67.49m² (726 ft²) Net Internal Area
- EPC: D

An opportunity to rent a retail demise within a thriving business community.

Location

Blackminster Business Park is a commercial site located near Evesham. It offers a range of business units and spaces for various enterprises, including offices, industrial units, and retail spaces. The park is known for accommodating small to medium-sized businesses, providing flexible leasing options for a wide range of industries.

The site is conveniently positioned near the main transport routes, making it easily accessible for businesses that require efficient logistics and transportation links.

Description

The retail demise extends approx. 67.49m² (726 ft²) NIA providing a good amount of retail space to any incoming tenants along with ample parking facilities, internal storage (external storage can be negotiated subject to availability and separately agreed).

Services

Mains electric, gas, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply. A £25+VAT contribution to utilities per month is applied to the rental figure.

Service Charge

It is understood that a service charge of £25 + VAT pcm is levied against the retail unit to cover maintenance of the site. Building Insurance is also recharged at £25 + VAT pcm.

Business Rates

Rateable Value: £6,300

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: 90 D

Planning

Presently Class E 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

A sub-lease or an assignment of lease would be granted subject to authorisation and is understood that a term in the region of 18-months is available.

VAT

VAT is charged on the property.

Legal Costs

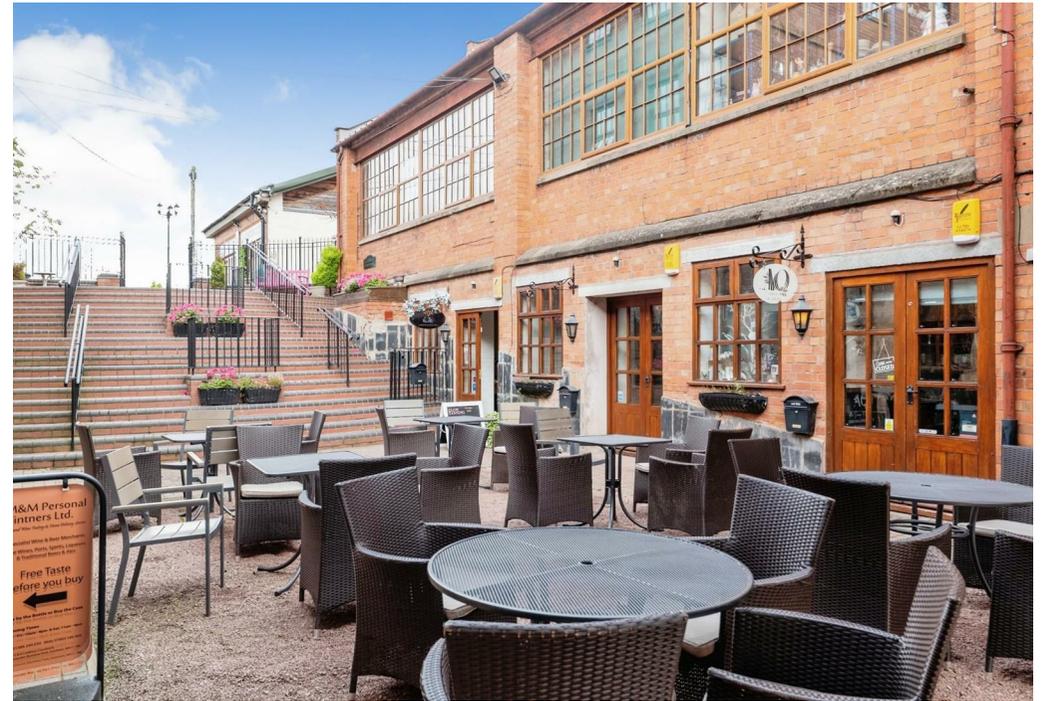
Each party is to meet their own costs.

Viewing

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

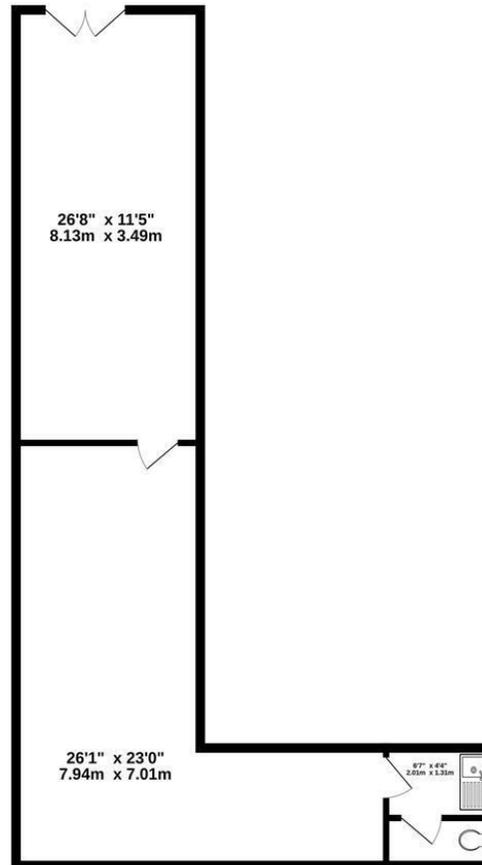
Important Notes

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

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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