

# TO LET: Warehouse / Workshop

## Unit 6 Tilemans Lane, Shipston Industrial Estate Shipston-on-Stour CV36 4PR



*Available due to relocation*



**Accommodation:** We have instructions to offer on a new lease this excellent warehouse / workshop, situated on Tileman Lane, Shipston Industrial Estate, a well-established business location. The premises, which are becoming available at the end of October, are one of eight units (four units at the front as you come off the main road and four to the back). Unit 3, to the front of this unit, is becoming available no later the end of February 2025, and the two units could be taken together at a rent of £20,000 per annum.

**Tenure:** Unit 6 is being offered at a rent of £10,000 per annum plus VAT. Rent is paid monthly in advance.

**Service Charge:** In addition to the rent all tenants contribute towards an annual service charge on the site, which is set at 5% of the passing rent. The landlords take responsibility for the maintenance of the structure of the building, as well as the road and parking areas.

**Rateable Value:** The tenants will be responsible for the payment of the non domestic rates. Individually both units have a rateable value of £7,034 and therefore if this is a tenant's only commercial property in England, they will have zero rates to pay under the government's Small Business Rates Relief scheme. If the units are taken together, the combined rateable value will be £14,000, with rates payable of £4,657.36.

[https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2024\\_2025\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf)

**Property Insurance:** An incoming tenant will be responsible for contributing towards the annual insurance premium. For the first twelve months the annual insurance will be £335.00 plus VAT.

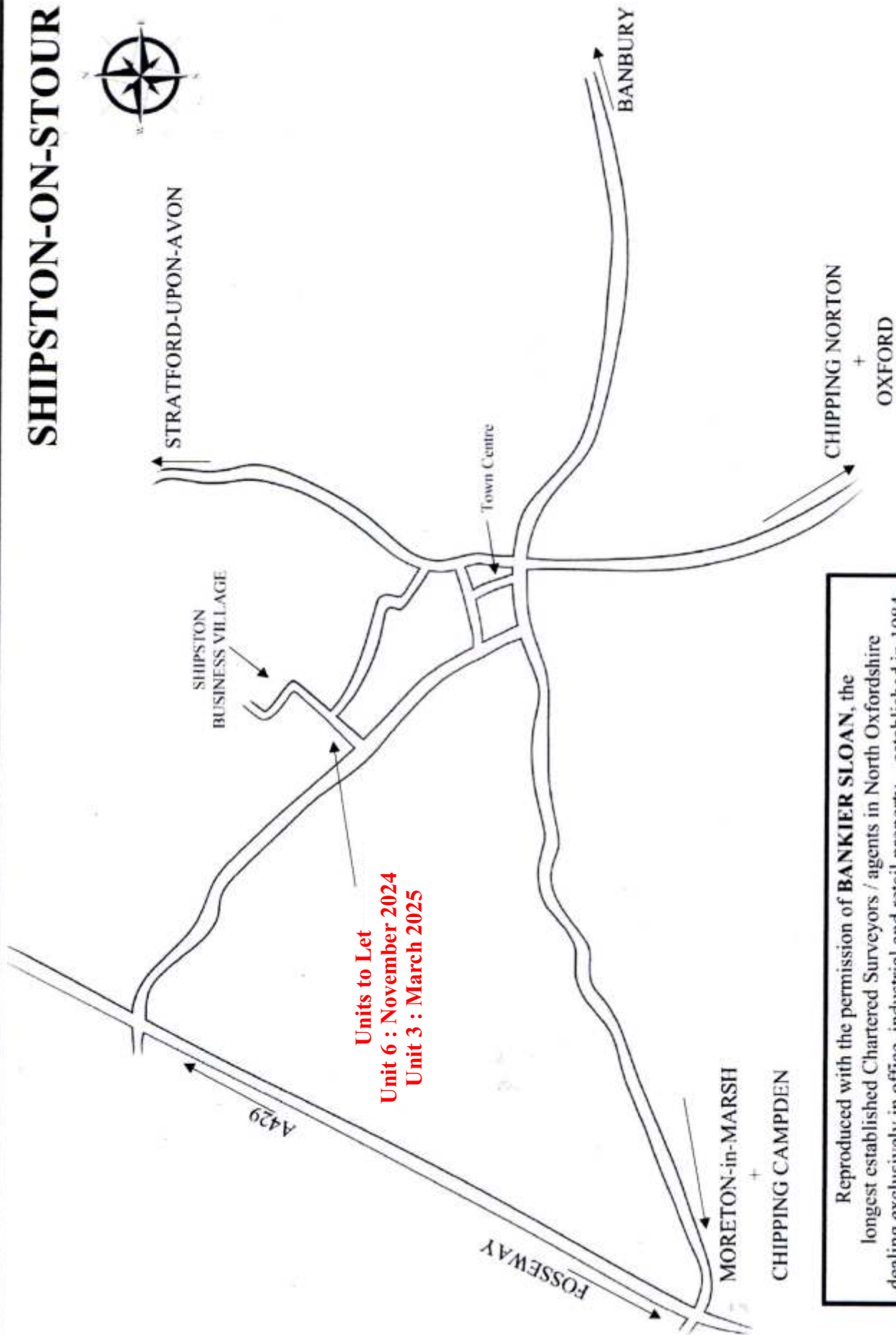
**Administration Fees:** The incoming tenants will be asked to contribute £250 plus VAT towards the preparation of the lease agreement.



*Subject to Contract*

Viewing via agents: **BANKIER SLOAN**  
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# SHIPSTON-ON-STOUR



**Units to Let**  
**Unit 6 : November 2024**  
**Unit 3 : March 2025**

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