

TO LET: Workshop / Yard / Containers Willersey, Nr. Broadway, WR12 7PR



**Ground Floor 860 sq ft Workshop with additional first floor storage
£8,000 plus VAT per annum**

**Also available together or separately
1,910 sq ft Yard with two containers and a mobile office
£8,000 plus VAT per annum**

Summer 2022

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

**Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW
Tel: Banbury 01295 688384, Mobile: 07831 338111
email:reception@centre-p.co.uk, www.centre-p.co.uk**

TO LET: Workshop / Yard / Containers

Unit 9A, Willersey Business Park, Nr. Broadway, WR12 7PR



Accommodation: We have been instructed by the freeholders to offer this attractive 860 sq ft unit, situated on the Willersey Business Park. Available on a new three year lease, at a fixed rent of £8,000 plus VAT per annum, this unit is clean and tidy, and benefits from a 360 sq ft mezzanine with washroom facilities and small kitchenette. Ingoing tenants will be provided with two parking spaces adjacent to the unit.

Opposite to this workshop is an area of land measuring 1,910 sq ft. Included within this area are two containers and a mobile office located at the front of the yard. Our clients are also seeking a rent of £8,000 plus VAT per annum for this unique space.

Service Charge: Any ingoing tenant will be responsible for the payment of an annual service charge, this to be set at 5% of the passing rent. This will be payable on both the workshop unit and the yard.

Insurance: The landlords will insure the premises but the ingoing tenants will be required to reimburse the landlords the annual insurance premium.

Administration Fee: An ingoing tenant will be expected to contribute £300 plus VAT towards the preparation of a lease agreement, which will be payable on both spaces.

Rates: If either of these are an ingoing tenant's only commercial premises, no, rates will be payable for the financial year 2022 / 2023 under the government's Small Business Rates Relief scheme. Please see www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf



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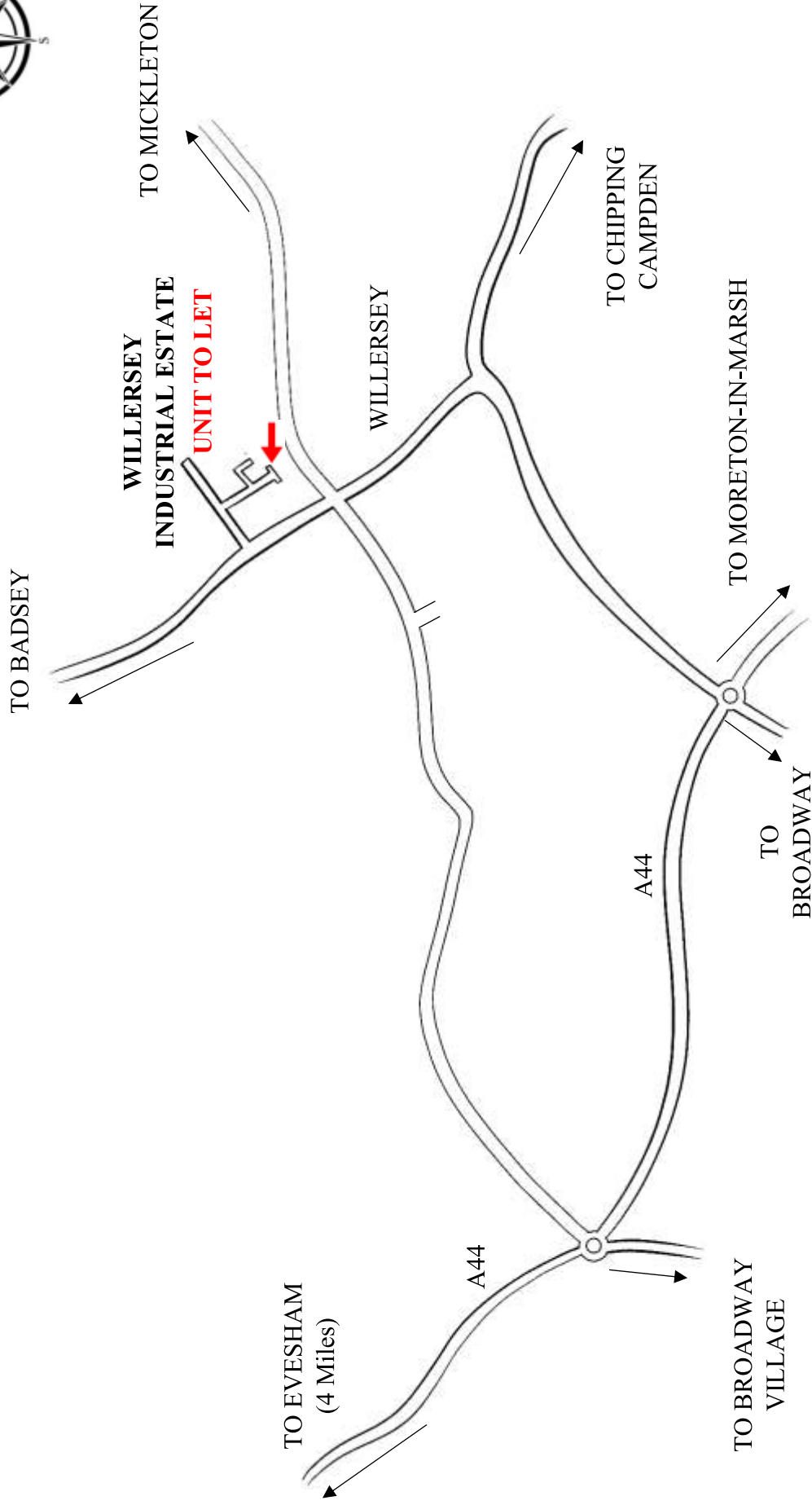
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Willersey



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