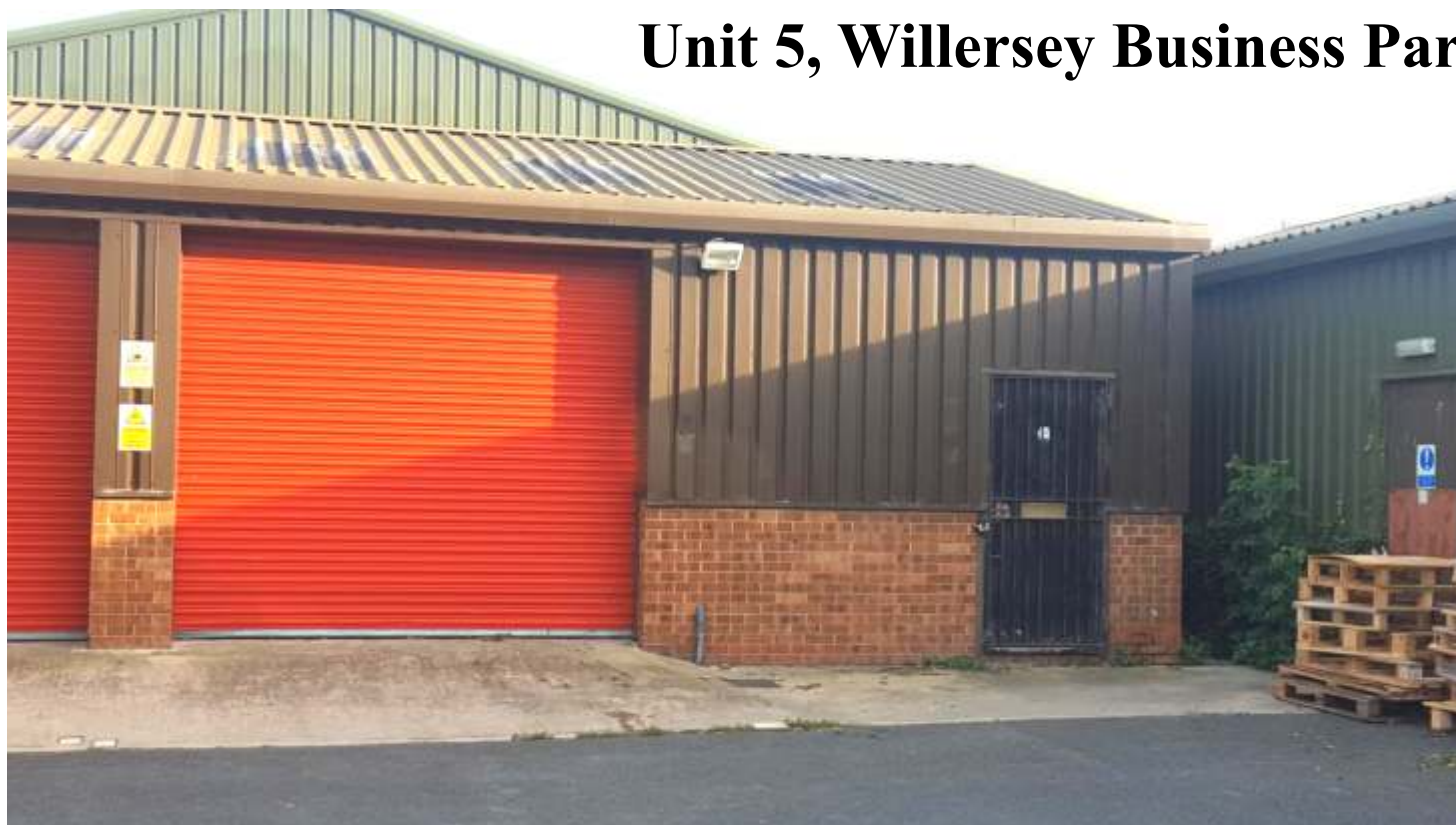


TO LET: Workshop / Storage / Office Willessey, Nr. Broadway, WR12 7PR

Unit 5, Willessey Business Park



Accommodation:

We have been instructed by the freeholders to offer this attractive 575 sq ft unit, ideal for a start-up business or similar. Available on a new three year lease, at a fixed rent of £7,200 per annum plus VAT. The unit currently consists of a small workshop, 24 ft x 12 ft, accessed via a roller shutter door, adjacent to which is an area of similar size currently used as an office with a reception area accessed via a pedestrian door. Our clients will be reinstating a washroom prior to leasing the premises.

Service Charge:

The incoming tenant will be responsible for the payment of an annual service charge, this to be set at 5% of the passing rent. The landlords will remain responsible for the maintenance of the roof.

Insurance:

The landlords will insure the premises but the incoming tenants will be required to reimburse the landlords the annual insurance premium, this to be approximately £300 for the financial year 2020 / 2021.

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 / Storage / Office

Unit 5, Willersey Business Park, Nr. Broadway, WR12 7PR

Administration Fee:

An ingoing tenant will be expected to contribute £250 plus VAT towards the preparation of a lease agreement.

Rates:

This property has a rateable value of £3,350 and therefore if this is an ingoing tenant's only commercial premises, no, rates will be payable for the financial year 2020 / 2021 under the government's Small Business Rates Relief scheme. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf

Directions:

From the mini roundabout in the centre of Willersey, take the Badsey road, signed Willersey Industrial Estate, and after approximately 400 metres (before going under the railway bridge) turn right. After approximately 100 metres turn right onto Willersey Business Park, then take the first left and immediately turn right. The property will be in front of you at the end of the road.



September 2020

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