

westbridge

COMMERCIAL

TO LET

STORAGE YARD/COMPOUND



Yard to the Rear of, Britannia House, 22 Tything Road, Alcester



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 5,423 sq ft (504 m²)
- Secure Site
- Self-Contained Yard
- Established Location
- £750 pm + VAT

Yard to the Rear of, Britannia House, 22 Tything Road, Alcester B49 6EX

Location:

Located at the top of Tything Road on the popular Arden Forest Industrial Estate at Alcester.

Description:

A useful yard with new palisade fence and gates making it completely enclosed to create a secure storage yard/compound. The yard is to the rear of an existing gated site on the Arden Forest Industrial Estate and tenants would have used of the main gates 24/7. The yard has hard standing under foot and access are via a set of gates. There is a sub-metered electric supply and a water supply available to the Yard from the factory next door. The yard area measures 18m wide by 28m long and the double gates have an opening of 4.10 m. N.B The photos used are from when the current tenant took possession as the agents have not been able to gain access to the yard to date.

Floor Area:

Gross Internal Area (GIA) is 5423 sq ft (503.81 m2).

Price:

£9,000 per annum.

Tenure:

New lease available.

Service Charge:

The tenant will pay a fair and proper proportion of any estate service charge payable based upon the site area they occupy.

Rateable Value:

Not currently rated. Source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

An Energy Performance Rating is not required.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

