

Storage Unit, Weston Road, Bretforton, Evesham, Worcestershire, WR11 7HW

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£5,000 Per Annum

- Storage barn of 872 sq ft (81 sq m)
- Roller shutter loading door
- CCTV coverage
- Secure gated site
- Lighting and electricity supply
- Level access over hardstanding

Storage Barn To Let, 872 sq ft

Location
The site is on Weston Road on the edge of Bretforton, a rural village in the Vale of Evesham approximately 4 miles east of Evesham. The B4035 connects the village with Evesham and Chipping Campden, and Evesham provides access to the A46. Honeybourne railway station is approximately 2 miles away, with services from Honeybourne and Evesham to Oxford and London Paddington.

Description
A storage barn of approximately 9m x 9m (81 sq m / 872 sq ft), located within a secure, gated storage site on Weston Road. The unit benefits from level access over hardstanding, a roller shutter loading door, lighting, an electricity supply and CCTV coverage.
The barn suits a range of storage uses. All proposed uses are subject to landlord approval.

Accommodation
The property has been measured on the following basis – GIA

Storage Unit	81.01 SQ M	872 SQ FT
Total	**81.01 SQ M**	**872 SQ FT**

Lease Details
The barn is available on a new lease for a term to be agreed at a rent of £5,000 per annum, exclusive of VAT, business rates and all other outgoings.

Services
We understand the barns benefit from lighting and an electricity supply. None of the services have been tested by the agents, and interested parties should satisfy themselves as to their availability and suitability.

Business Rates
Interested parties are advised to make their own enquiries of Wychavon District Council regarding any business rates liability.

Energy Performance Certificate
To be confirmed.

VAT
We understand VAT is payable on the rent.

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing
Strictly by prior appointment with the sole letting agents. Please contact the commercial team on 01789 387887.

Important Information
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.

For further information please email commercial@sheldonbosleyknight.co.uk