



**OPEN PLAN SUBSTANTIAL
WAREHOUSE UNIT**

Rent £13,000 PA

Description

The subject property as a whole offers a large commercial property divided into 4 separate workshops known as Units 1-4, in what is a hidden away location to the rear of Ash Road a predominantly residential area.

Following refurbishment works Unit 1 is the final unit to be offered for lease. The particular unit consists of open plan ground floor space with double door entry to include first floor mezzanine store as illustrated in the floorplan overleaf. Vacant and ready for occupation.

The unit has its own dedicated electric supply and WC facility.

Terms

Leasehold. The property is available to lease on new terms to be negotiated. Freehold. The property is available to purchase freehold, with vacant possession on completion.

Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2023/24: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

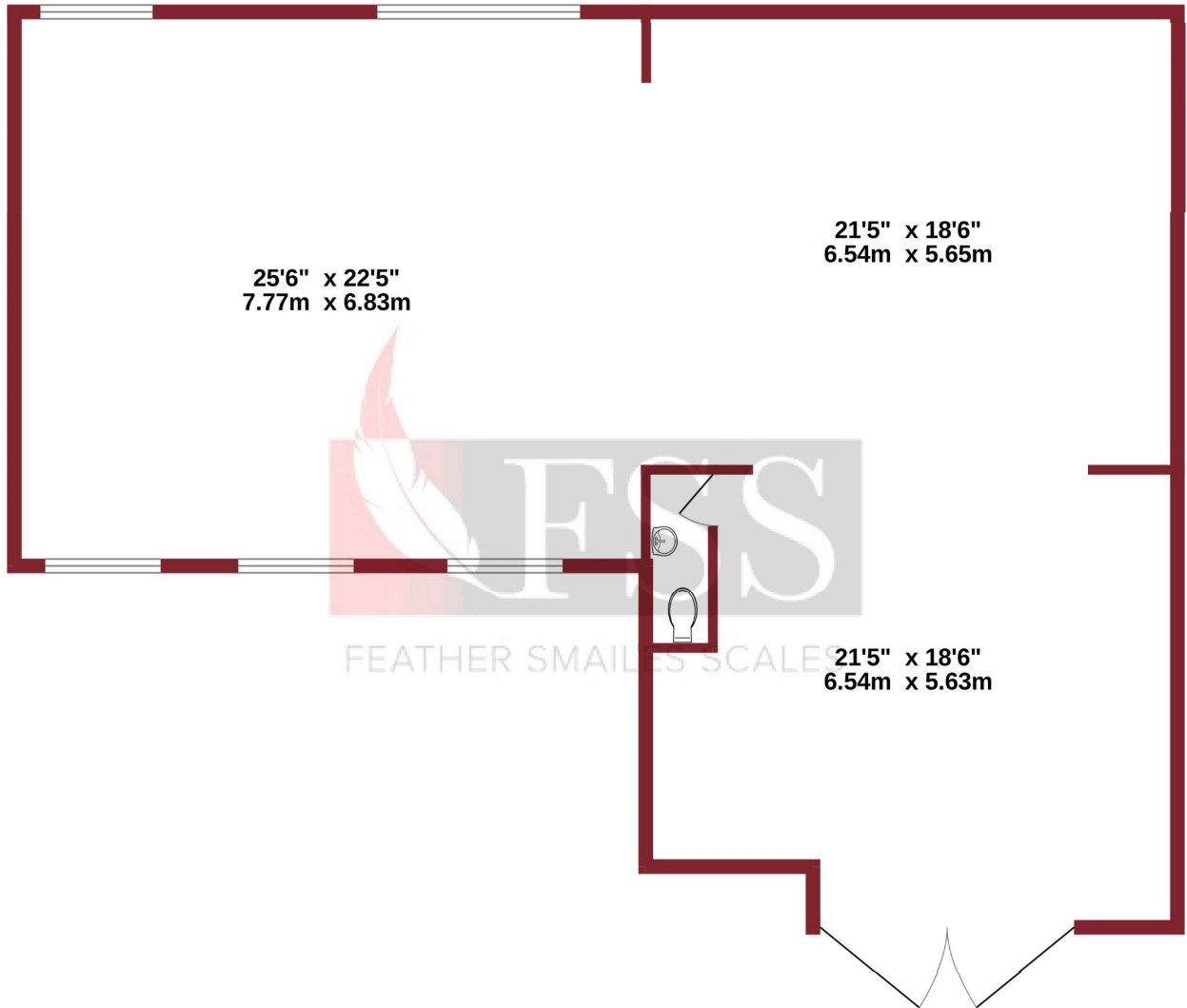
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



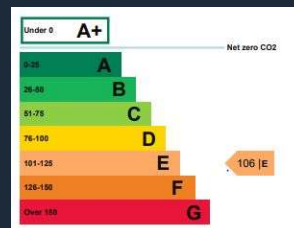
GROUND FLOOR
1349 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.4 sq.m.) approx.
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FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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