



TLG Commercial
Chartered Surveyors

**Unit K2 Riverside Shopping Centre
Evesham
Worcestershire
WR11 4BG**

Retail Unit TO LET
Extending to 36.57m² (395.6ft²)

Asking Rent £4,000 per annum





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LOCATION

Unit K2 is located within the recently purchased Riverside Shopping Centre. The Riverside Shopping Centre comprises a scheme of around 85,000ft² with extensive parking for over 200 vehicles to the western end of the centre. Unit K2 is the second retail unit on the left as you enter from the Market Square entrance to the shopping centre.

DESCRIPTION

The unit is double fronted allowing for a good retail display. The unit is rectangular, and the dimensions are as follows;
6.02m x 6.07m = 36.57m² (395.6ft²).

SERVICES

The unit benefits from single phase electricity. It does not have its own WC facilities but the shopping centre allows for well maintained public facilities that could be used by the incoming tenant.

TERMS

All forms of tenancies or licenses would be considered.

RATES

The rateable value for this unit is £6,400. This unit is eligible for small business rates relief.

VAT

The property is elected for VAT and accordingly VAT will be charged on the rent and service charge.

SERVICE CHARGE

The service charge for this unit is £2,869.07 and the insurance charge is £115.00.

VIEWINGS

Strictly by prior arrangement through the agent's office.

Contact: Richard Connolly

Tel: 01386 765700

Email: richard.connolly@tlgea.com

PLANNING

Local Planning Authority

Wychavon District Council, Civic Centre, Pershore

Tel: 01386 565000

IMPORTANT NOTES

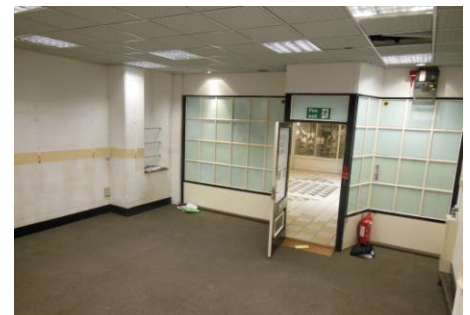
Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.

Anti-Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you decide to proceed with the purchase of this or any other property, two forms of identification will be required. Further information available from ourselves.

Misdescriptions Act

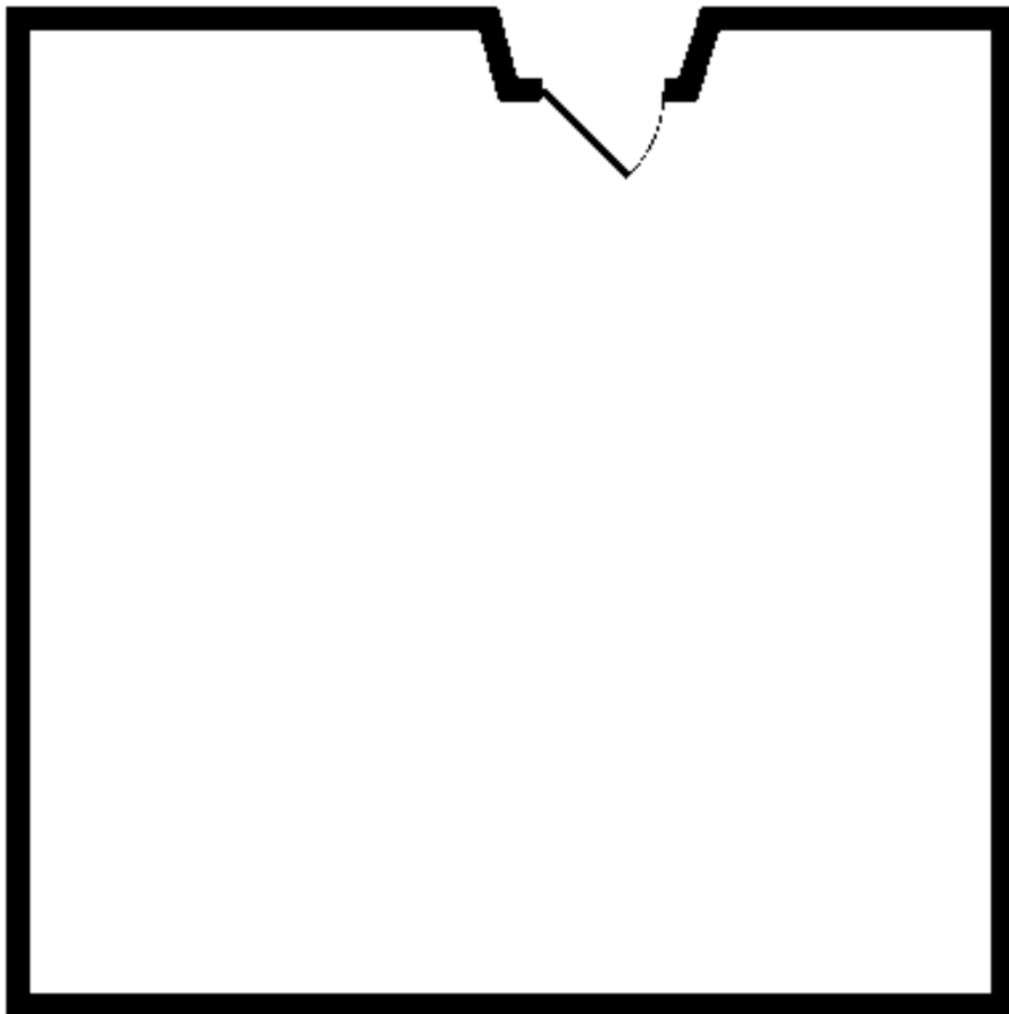
These particulars are a general guide only, must not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property.





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