



# TLG Commercial

Chartered Surveyors

## **Unit 8B3 Cadbury Courtyard Blackminster Business Park Blackminster Evesham WR11 7RE**

Craft & Retail Premises TO LET  
Extending to 92m<sup>2</sup> (990ft<sup>2</sup>)

**Rent £7800 pa + VAT**





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**LOCATION** read, and do not constitute a warranty whatsoever in relation to this property.

Blackminster Business Park is situated just 1.5 miles off the main A46 Evesham Bypass.

### PARK DESCRIPTION

Blackminster Business Park is a busy trade, retail and craft village comprising of some 40 local businesses situated on the edge of the Cotswolds in the heart of Worcestershire. With four acres of character buildings Blackminster Business Village is widely promoted by both Landlord and Tenants alike throughout both local and national press, websites and all social media, plus appearances on national TV. Blackminster offers an eclectic mix of trades and businesses together with an extremely popular restaurant/tea room and also a separate fast food outlet. Why not call in or visit [www.blackminsterbusinesspark.co.uk](http://www.blackminsterbusinesspark.co.uk) to find out more.

### UNIT DESCRIPTION

Unit 8B3 is one of a dozen character units in the heart of our Cadbury Courtyard. It has 18-inch solid external brick walls with double hardwood entrance doors and window. It has painted internal brick walls with featured arches and pillars. It also has a separate kitchenette and W/C facilities.

### ACCOMMODATION

Total unit area 94.43m<sup>2</sup> (1016.4ft<sup>2</sup>).

### SERVICES

All the following services are supplied and sub metered by the landlord: mains electricity, water and drainage.

### TERMS

A new lease is available with an anticipated term length of between 3-5 years, although flexible terms are also available.

### RATES

Rateable value as stated by the 1st April 2017 listing: £5,200

This unit is eligible for 100% small business rates relief.

### VAT

The property is elected for VAT and therefore VAT will be charged on the rent and any other recharges.

### LEGAL COSTS

The Landlord will supply a standard lease eliminating any legal costs unless the tenant otherwise wishes.

### VIEWINGS

Via the Agents:

TLG Commercial

Contact Chloe Wright

Tel: 01385 765700

Email: [chloe.wright@tlgea.com](mailto:chloe.wright@tlgea.com)

### 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

