

Commercial Premises FOR SALE



- Located on a well-established small business development built in 2006.
- Net Internal Area 148m² (1593ft²)
- Less than five minutes from the town-centre.
- Comfort Cooling Units providing heating and cooling for the main office areas.
- First Floor Office is vacant and benefits from four car parking spaces.
- Ground Floor Office is let to Evesham Town Council and benefits from three car parking spaces.
- Modern open plan office with dado rail wiring.

Asking Price £255,000

Plus VAT

6 Abbey Lane Court

ABBAY LANE, EVESHAM
WR11 4BN

**SHELDON
BOSLEY
KNIGHT**

6 Abbey Lane Court

Location

Located just off Abbey Lane being less than five minutes from the town centre, with good access from the A46.

Abbey Lane Court is a small business estate occupied by various tenants including solicitors and West Midlands Ambulance Services. The unit benefits from allocated car parking spaces.

Description

Commercial premises on the ground and first floor of 6 Abbey Lane Court.

The offices are of brick construction under a pitch tiled roof. Internally, they are finished with a suspended ceiling, CAT II Fluorescent Light fittings and Mitsubishi Comfort Cooling Units providing heating and cooling for the main office areas. Supplementary heating is provided by electric panel heaters. The office has perimeter trunking to ease wiring internally, and the flooring is finished with carpet tiles.

Accommodation

Net Internal Area 148m² (1593ft²)

Communal Entrance Hall leading to communal toilets. Access to ground floor offices is through a secure, self-locking door.

Ground Floor Offices extend to 68m² (734ft²)

Ground Floor Offices are let to Evesham Town Council.

Term: 2 years

Start Date: 1st December 2018

Passing Rent: £8,000 per annum

First Floor Offices comprise:

Main open-plan Office:

9.88m x 7.05m (+ 0.83) = 70.48m² (758.38ft²)

Kitchen:

2.61m x 2.19m = 5.72m² (61.50ft²)

Hallway:

2.64 x 1.47 (+0.80) = 4.68m² (50.31ft²)

Expected rental values on the first floor is £10,000pa

Terms

Freehold for sale

Services

The offices are served by electricity, water and foul drainage. Each floor shares a meter, costs apportioned on area.

Business Rates

Ground floor - £7,700 gross rateable value

First floor - £9,100 gross rateable value

Effective Date 01/04/17

Legal costs and VAT

Each party is expected to cover their own legal costs.

The building is VAT elected.



Leamington Spa

29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Kenilworth

9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Stratford-Upon-Avon

Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Shipston-on-Stour

The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Evesham

1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: 01386 414900

Evesham (Commercial)

6 Abbey Lane
Evesham
Worcestershire
WR11 4BN
Tel: 01386 765700

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BOSLEY
KNIGHT**



sheldonbosleyknight.co.uk



Viewing

Strictly by prior arrangement through the agent's office. To discuss the property or arrange a viewing please contact:

Tony Rowland

01386 765700 / 07787125909

trowland@sheldonbosleyknight.co.uk

Disclosure of Interest

Please note that 2 of the 3 part owners of the property are Directors of Sheldon Bosley Knight.

Important Notes

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.



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