



TLG Commercial
Chartered Surveyors

Unit 3
Riverside Shopping Centre
Evesham
Worcestershire
WR11 4BG

Retail Unit TO LET
Extending to 88.07m² (947.98ft²)

Asking Rent £ 9,500



www.tlgea.com

Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com



LOCATION

Unit 3 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.

DESCRIPTION

The unit is double fronted allowing for a good retail display.

ACCOMMODATION

Max 16.62m x 6.99m

SERVICES

Mains electric will be or is supplied. Mains water and mains drainage please enquire to the agents.

TERMS

Flexible lease terms available.

RATES

The rateable value for this unit is £7,800. 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.

LEGAL COSTS

The ingoing tenant is to make a contribution to the cost incurred drafting the lease.

SERVICE CHARGE

The service charge for this unit is £7,800 and the insurance is £267.

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

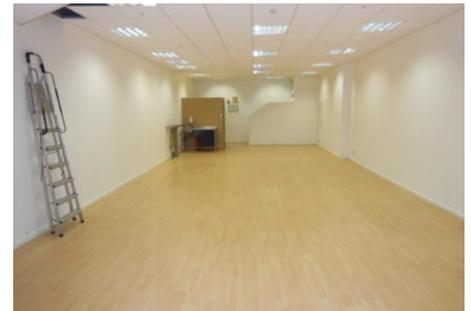
Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.

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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