



TLG Commercial
Chartered Surveyors

**12 Main Street
Sedgeberrow
Evesham
Worcestershire
WR11 7UF**

Ground floor lock up convenient shop, with rear store room 57.24m²
(616ft²)

Immediately available

Asking Rent £6,000 pa





LOCATION

The retail lock up shop located at 12 Main Street, Sedgeberrow, Evesham Worcestershire WR11 7UF, lies approximately 50 meters to the left of Winchcombe Road (B4078). It is situated almost opposite the public house known as, The Queen's Head. Sedgeberrow has a Church of England first school, village hall, the Village sits besides the River Isbourne, tributary to the River Avon. Village lies approximately 3 miles south of Evesham, Evesham is accessed by the B4078 which joins to the north with the A46, linking Evesham with Tewkesbury, and the M5 motorway (junction 9).

DESCRIPTION

12 Main Street Sedgeberrow, is a ground floor retail lock up shop, with storage area to the rear. In detail, a tarmac ramp leads up to the main pedestrian access door this is a upvc double glazed door, leading into the main retail area, 5.06 (depth) by 5.18m width giving 26.42m² - 2.47m x 1.82m giving 4.52m² plus. Plus side retail area 6.71m x 3.02m giving 20.31m² plus 1.17m x 1.55m giving 1.82m². Rear store room 4.86m x 2.54m giving 12.37m² plus 0.48m x 1.76m giving 1.84m². Total net internal area 57.24m² (616ft²) There is a rear entrance door leading to the garden at the rear.

TERMS

Anticipated lease hold term is 3 years. The landlord is flexible on the term, and will be willing to offer a break clause in order to reduce risk from any new tenant.

RATES

Description shop and premises rateable value £4,000 effective date 1st April 2017. It is likely that this property will qualify for small business rate relief, enquiry should

be made of the local authority.

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Station Road, Pershore, Worcestershire, WR10 1BT. Tel: 01386 565000.

VAT

The property is not elected for VAT and as such VAT will not be payable on the rent.

LEGAL COSTS

The ingoing tenant will make a contribution of £500 plus VAT towards the landlord legal expenses associated with drawing up the new lease.

VIEWINGS

Strictly by prior arrangement through the agents office. Please contact Tony Rowland, Timothy Lea & Griffiths Estate Agents Limited Tel: 01386 765700 Email: tony.rowland@tlgea.com

PLANNING

The retail shop has an A1 (Retail) Use. Please check with the local planning authority to verify your proposed use, that it complies with this planning use.

IMPORTANT NOTES

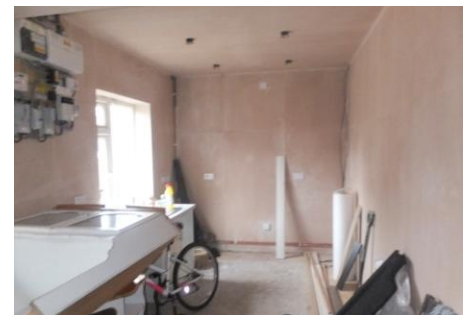
Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.

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

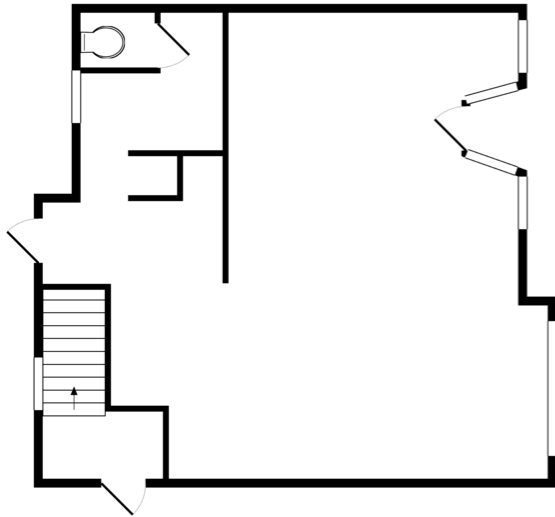
These particulars are a general guide only, must not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation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



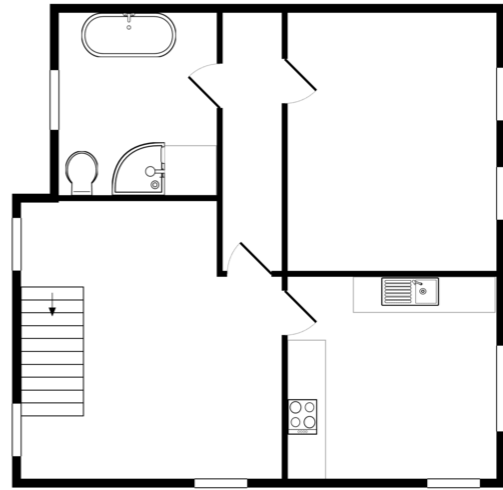


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GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only
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