



# TLG Commercial

Chartered Surveyors

**Unit 11**  
**Riverside Shopping Centre**  
**Evesham**  
**Worcestershire**  
**WR11 4BG**

Retail Unit TO LET  
Extending to 39.95m<sup>2</sup> (430ft<sup>2</sup>)

**Asking Rent £4,300**



[www.tlgea.com](http://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



# TLG Commercial

## Chartered Surveyors

### LOCATION

Unit K2 is located within the recently purchased Riverside Shopping Centre. The Riverside Shopping Centre comprises a scheme of around 85,000ft<sup>2</sup> 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 5.21m x max 7.75m.

### SERVICES

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

### TERMS

Flexible lease terms available.

### RATES

Rateable Value £6,900.

### VAT

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

### LEGAL COSTS

The incoming tenants is to make a contribution to the cost incurred drafting the lease.

### SERVICE CHARGE

The service charge for this unit is £2,647.69 and the insurance is £133.

### 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.





# TLG Commercial

## Chartered Surveyors



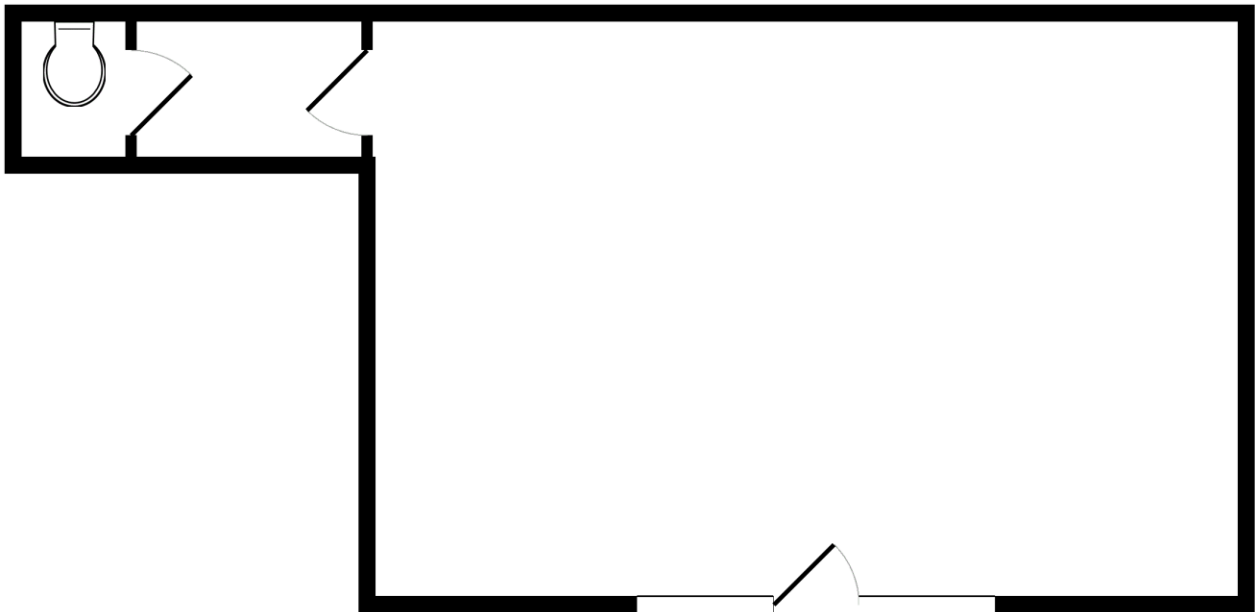
[www.tlgea.com](http://www.tlgea.com)

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



# TLG Commercial

Chartered Surveyors



This floor plan is not to scale and is for guidance purposes only  
Made with Metropix ©2017