



**45 Lax Lane,**  
Bewdley



# TO LET - 45 LAX LANE, BEWDLEY



45 Lax Lane, Bewdley, DY12 2DZ



**Community Centre premises, suitable for alternative uses (subject to planning)**

- 1,486 sq ft (138 sq m)
- Close proximity to Bewdley Town Centre
- Available via a sub-let
- Two separate buildings on site along with parking.



**Luke Weaver 07794 990 221**



[Luke.weaver@fishergerman.co.uk](mailto:Luke.weaver@fishergerman.co.uk)



[fishergerman.co.uk](http://fishergerman.co.uk)



# Community centre premises, suitable for alternative uses (subject to planning)

## Location

The property is located on Lax Lane close to Bewdley Town Centre. The surrounding use is a mixture of properties including residential and commercial. On site parking is available.

## Description

The site comprises a main single storey self contained building of conventional brick construction. Internally, the building provides an open plan layout with separate meeting rooms along with a kitchen and both male and female w/c facilities. A further building is also located on site which is also of conventional brick construction and can either be used for storage or refurbished for other uses.

A large tarmac parking area is included within the boundary of the site.

## Accommodation

Description	Sq M	Sq Ft
Main Building	107	1,153
Outside Store	31	333
<b>Total</b>	<b>138</b>	<b>1,486</b>

## Guide Rental/Price

£7,000 per annum exclusive

## Tenure

The property is available by way of a sub-let from The British Red Cross Society. Further details are available from the agent.

## Business Rates

Rateable Value £5,200

Rates Payable £2,496

2018/2019 Rates Payable 48p in the £

## Services

We are advised that mains water, drainage and electricity are connected to the property.

## Legal Costs

A contribution will be payable towards the Landlord's legal costs.

## EPC

Energy Performance Rating to be confirmed.

## Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

## VAT

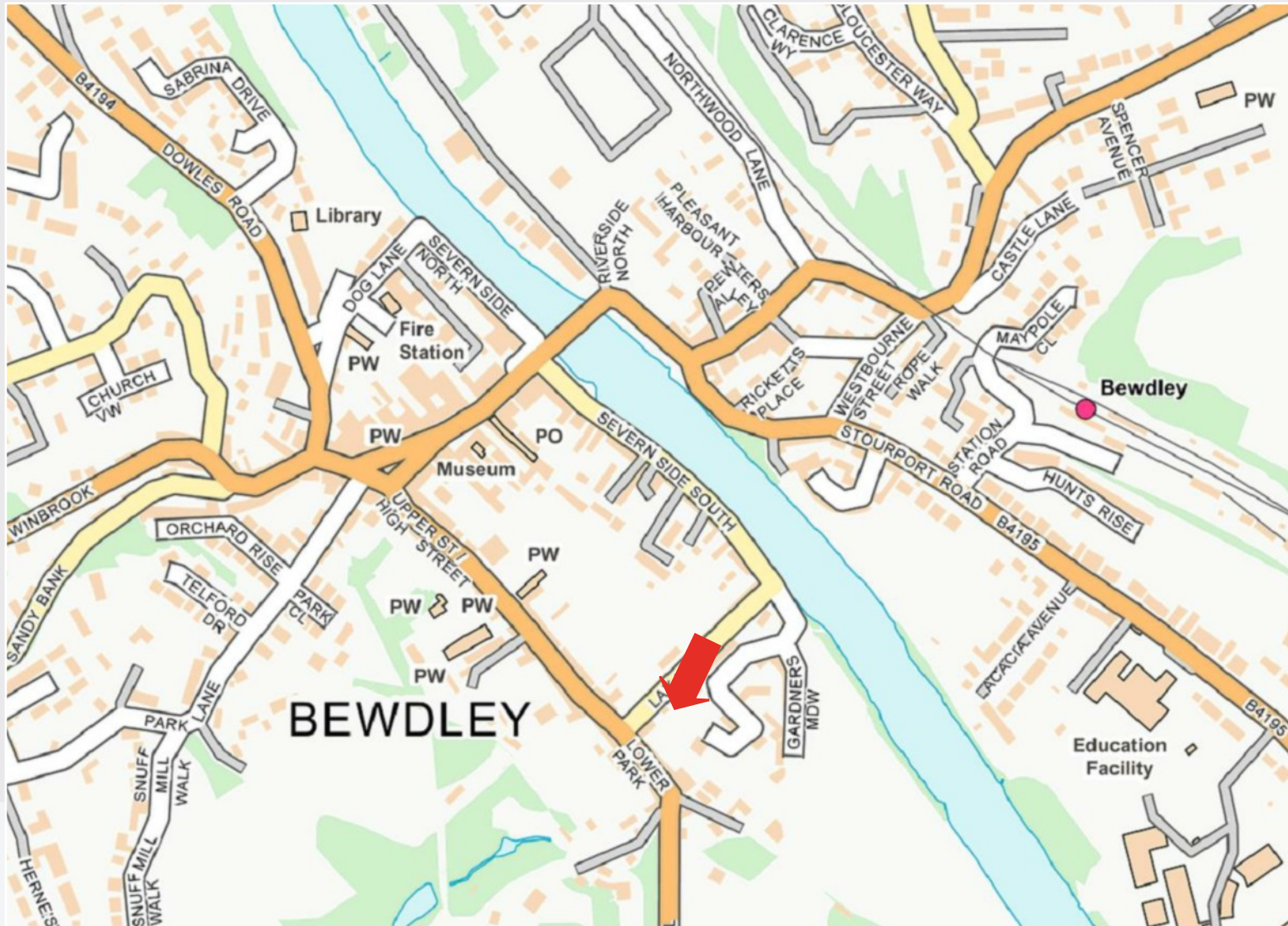
Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with the agent.



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Licence Number - 100022432 - Not to Scale

**Approximate Travel Distances**

**Locations**

- Kidderminster 3.7 miles
- Worcester 15.6 miles
- Birmingham 22.8 miles

**Sat Nav Post Code**

- DY12 2DZ

**Nearest station**

- Bewdley 0.8 miles

**Nearest Airports**

- Birmingham Int 35.6 miles



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