



Enterprise Way, Evesham, WR11 1GS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£210,000

- Rare opportunity to purchase
- Suitable for Owner Occupiers or Investors
- On site parking
- EPC: C
- Vacant Possession
- Extending to 193.40m2 (2,081sq. Ft.)
- Rateable Value: £9,100

For Sale Long Leasehold, a light industrial unit of 193.4m2 (2081sqft) GIA.

A steel portal frame with offices, the unit is partitioned to provide a trade counter and an office with a mezzanine floor above. The trade counter and the office has suspended ceilings with cat II lighting, painted plasterboard walls and are carpeted.

Location

Unit E2a is located on Enterprises way well-established part of Vale Park Business Park in Evesham. The Estate is adjacent to the A46 with good accesses to junction 9 of the M5 which is approximately 12 miles distant.

Evesham Railway station is also 2.5 miles away.

Features

- Three Phase Electricity
- Established Business Location
- Roller Shutter
- On Site Parking
- Double Glazing

Price

Suitable for owner occupiers or investors, the long leasehold interest is available for purchase at £210,000

Terms

The lease in on a long term lease dated £999 years from 1st January 2001.

Although the unit is currently vacant we estimate the letting per annum to be in the region of £12,500pa.

Business Rates

The Rateable Value for this unit is £9,100.

For further information and for confirmation of amount payable, interested parties should contact Wychavon District Council 01386 565000

Services

Mains water, three phase electricity and mains drainage are connected to the property.

Interested parties are advised to make their own enquiries regarding the continuity of the supply.

Service Charge

A service charge is payable for the upkeep of Enterprise Way Vale, Park

Legal Costs

Each party to pay for their own costs involved with the transaction.

Viewings

To arrange a viewing please contact the commercial team:
01386 765700

Import 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.



Plan



For further information please email commercial@sheldonbosleyknight.co.uk