

TO LET ON A SHORT TERM BASIS

Trade Warehouse Building on a Prominent Self-Contained Site

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PROPERTY CONSULTANTS



**Former Graham Premises
Elm Road
Evesham WR11 3DW**

10,232 sq ft (950.59 sq m)

Site Area Approx. 0.5 of an
Acre

- Available on a new short term basis
- Immediately available for occupation
- Prominent site and building

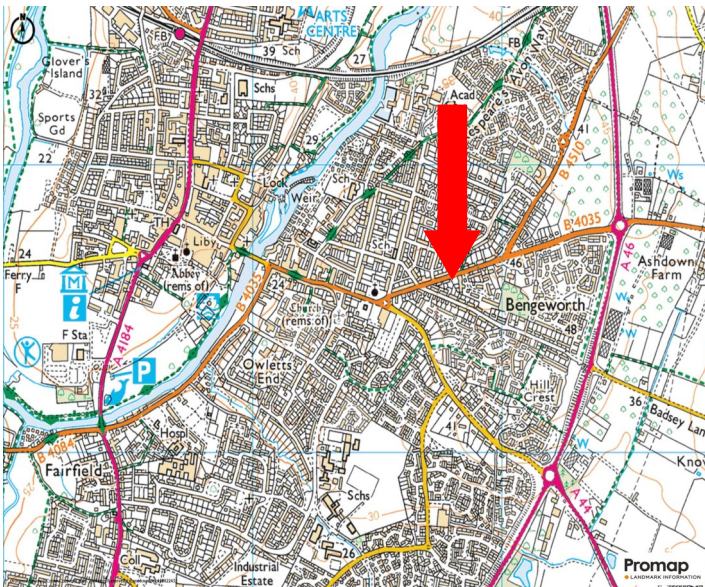


Former Graham Premises, Elm Road, Evesham, WR11 3DW

Location

The property is prominently located on Elm Road being one of the arterial access roads linking Evesham town centre to the south west and the A46 Evesham by pass to the north east.

The locality is predominantly in residential use and the property is surrounded on three sides by established residential properties. Approximately 0.25 of a mile south west a new Lidl food store has recently been developed.



Description

The property presently comprises a single storey showroom and trade warehouse facility located on a self contained site with secure yard and two separate highway access points on to Elm Road.

The building are predominantly of brick and block elevations under light weight steel trussed roofs.

The showroom and trade counter area have suspended ceilings throughout but with heights to the underside of the steel trusses of approximately 3.5 metres. The warehouse area is open to the roof sheets and has a height to the underside of the steel trusses of approximately 2.8 metres. The roofs are single skinned cement fiber sheet roofs.

A more recent warehouse extension has been constructed to form a loading and storage area between the original warehouse and the yard and this is of steel frame monopitch construction providing clear heights from approximately 3.9 metres reducing to approximately 2.7 metres. This extension has plastic coated profiled clad elevations and roof covering.

The yard area is tarmac surfaced and is secured by a palisade fence with gates. Access and car parking sits outside of the fenced yard. An electricity sub station is located on land adjacent to the rear of the subject site.



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Accommodation

All measurements are approximate Gross Internal Areas.

Area	Sq ft	Sq m
Showroom	2,296	213.27
Trade Counter	1,720	159.80
Warehouse	3,897	362.08
Warehouse Extension	2,319	215.44
TOTAL	10,232	950.59

Site Area

Approximately 0.5 of an acre.

Services

We are advised that main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

Interested parties should make their own enquiries to the Planning Department of Wychavon District Council on 01386 565 565.

Title

We confirm that we have not had sight of the title documentation for the property and interested parties/their legal advisors should rely on their own investigations.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Terms

The premises are available on a new short term lease contracted outside the security of tenure and compensation provision of the Landlord & Tenant Act 1954..

Rent

On application.

Business Rates

The Valuation Office website states that the property has a rateable value of £32,700. A change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

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