



St. Richards Road, Evesham, WR11 1ZG

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

£165,000

- Industrial Unit FOR SALE
- On site parking
- EPC: B
- 800m by the Evesham bypass
- Rateable Value £3,450

Completed in Spring 2015 the Estate consists of eight modern industrial units. The units are Steel Portal framed under a mono-pitched roof with composite roof panels.

Internally the minimum eaves height 3.6m (11'9")

Mezzanine floor to the rear of the property.

Shell construction with Single and Three Phase electricity and mains water and drainage available..

### Location

The unit is located on the Four Pools Industrial Estate adjacent to Evesham Trade Centre. The tenants on the Trade Centre include Build Base, Tile Giant, CEF, PTS, Magnet Trade and The Bathroom Studio. Four Pools is a large estate occupied by a wide range of businesses anchored by Morrisons, Halfords, Currys, Country Wide and B & Q. The estate is conveniently located only 800m away from the Evesham Bypass

### Accommodation

Ground Floor - 54.73m<sup>2</sup> (589ft<sup>2</sup>)

Mezzanine - 18.3m<sup>2</sup> (197ft<sup>2</sup>)

Gross Internal Area 73m<sup>2</sup> (786ft<sup>2</sup>)

### Terms

Vacant possession is available from 31st August 2023

### Services

Single and Three Phase electricity and mains water and drainage connected to the property.

However there is currently no water facilities located inside the unit.

### Services Charge

The freehold is owned by Ratio Point (Evesham) Management Company.

The Estate is run by the Management Company each owner/tenant of the units having a share and a say in the running of the Estate.

### VAT

The Estate is VAT registered therefore VAT will be payable on the rent and any service charge levied

### Legal Costs

Each party will be responsible for their own legal costs relating to this transaction.

### Viewing

To discuss the property or to arrange a viewing please contact the commercial team 01386 765700

### Important Notes

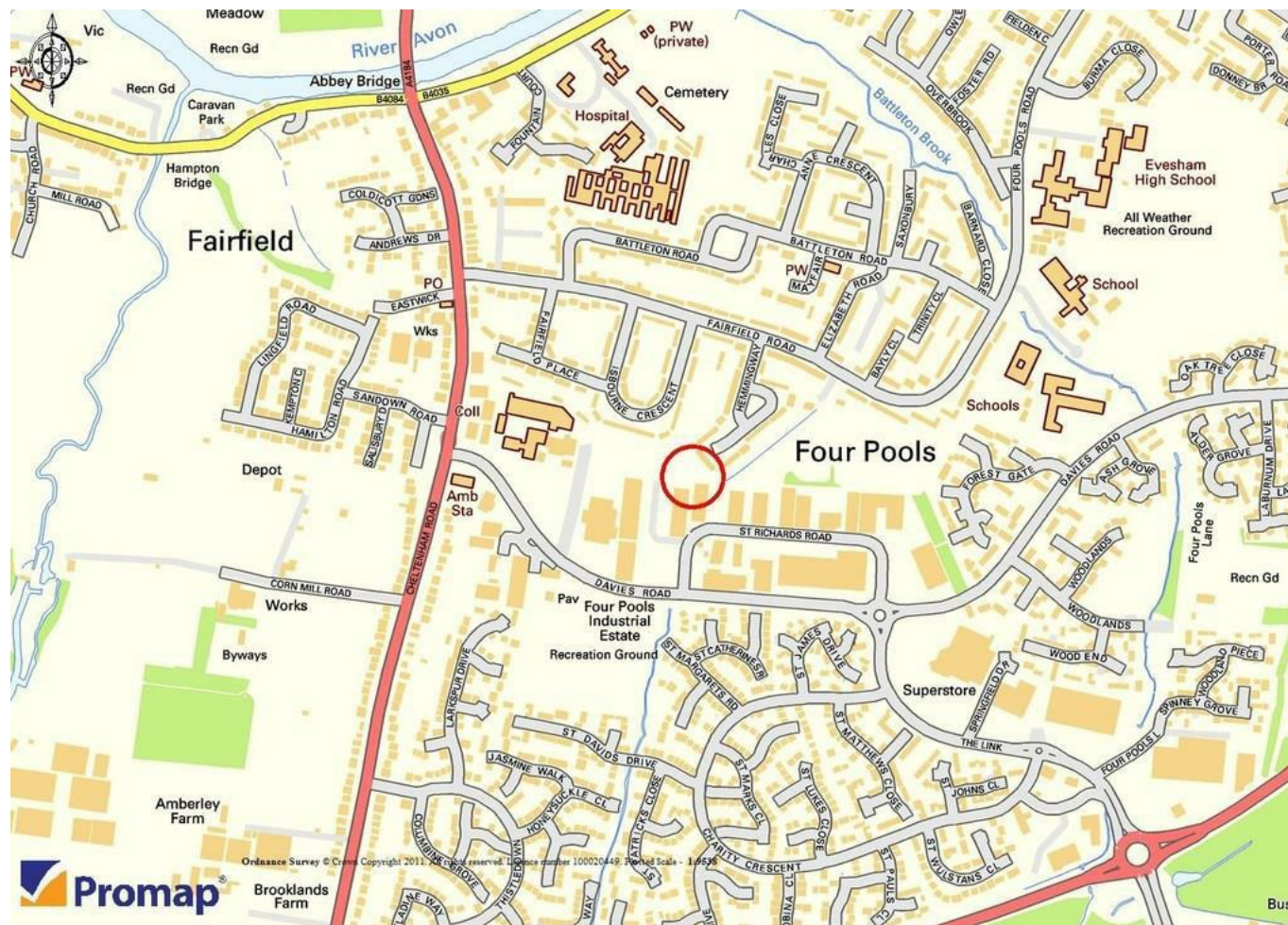
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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](mailto:commercial@sheldonbosleyknight.co.uk)