

OPEN STORAGE YARD



Yard 2 Wessington Quarry, Chipping Campden GL55 6UP



Richard Johnson



Sophie Portwood



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- 2.17 acre (8781 m2) Site
- Three Buildings within the site
- Part concrete part hard standing
- Flexible Terms Offered
- £80,000 pa + VAT

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Location:

Heading South East up Fish Hill carry on the A44 and take the second right turning onto the B4081, Wessington Quarry is the second left hand turning on the B4081.

Description:

The yard areas sits over two levels and is a mix of concrete yard and hard standing. Within this area are three buildings as follows:

A modern portal frames building with six access bays and solar panels on the roof. The building is 9,160 sq ft A detached two story portal frames building with workshops/storage on the ground floor and offices on the first floor totalling 2,852 sq ft. There is a further portal framed storage unit of circa 2,000 sq ft.

The yard could be used for a variety of internal and external storage solutions on flexible terms. Please contact the agents office and discuss your requirements. Viewings are by appointment via the agents office only.

Floor Area:

2.17 acre (8781 m2) Site

Price:

£80,000 Per Annum.

Tenure:

New Lease Available.

Service Charge:

To be confirmed.

Rateable Value

To be confirmed, source: www.voa.gov.uk .

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

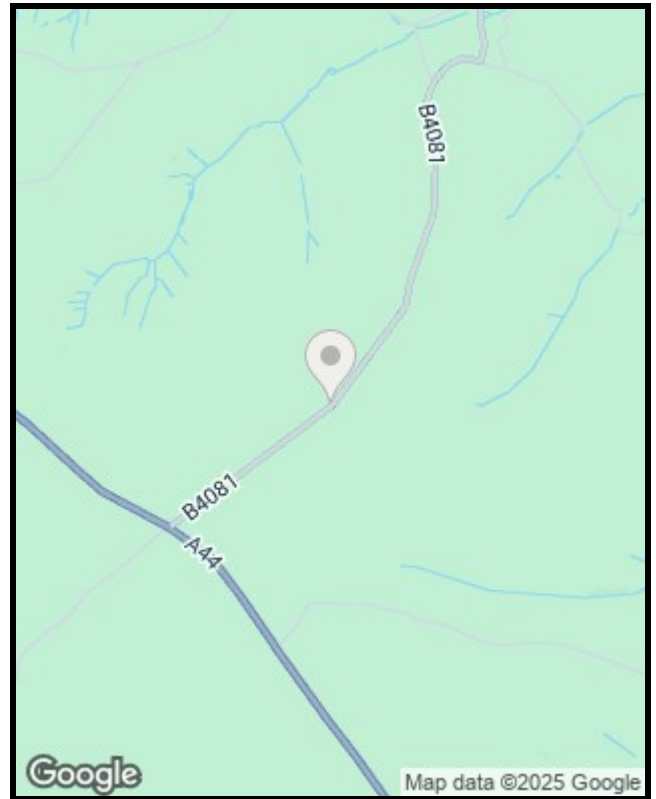
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is to be confirmed.
A full copy of this report will be available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent.

**Richard Johnson:**

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GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



