



FOR SALE

INDUSTRIAL/WAREHOUSE UNIT



Unit 6, Crab Apple Court, Crab Apple Way, Evesham



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 2,120 sq ft (197.03 m²)
- Modern Unit
- First Floor Offices
- Electric Roller Shutter Door
- £325,000 + VAT

Unit 6, Crab Apple Court, Crab Apple Way, Evesham, WR11 1AE

Location:

Heading towards Vale Park on the A46 from the Northerly direction at the roundabout take the first turning which leads into Vale Park, At the first roundabout on Vale Park take the first left onto Crab Apple Way, Crab Apple Court is located on the left hand side next to Paul Matthew Transport Limited.

Description:

A modern unit constructed from a steel portal frame with insulated roof sheets and wall sheets, cavity brickwork at lower level and power floated concrete floors. The unit comes fitted with ground floor kitchen and two toilets with a first floor office room with window to the front elevation as well as LED lighting.

The balance of the unit on the ground floor is open plan warehouse space with LED lights on chains, electrically operated roller shutter doors and a three phase distribution board.

The unit has four parking spaces externally plus the use of its own concrete unloading apron.

Floor Area:

Gross Internal Area (GIA) is 2,120 sq ft (197.03 m2).

Price:

£325,000 + VAT

Tenure:

999 Year Leasehold

Service Charge:

To be confirmed.

Rateable Value

£20,250 1st April 2026 - source: www.voa.gov.uk.

Rates Payable:

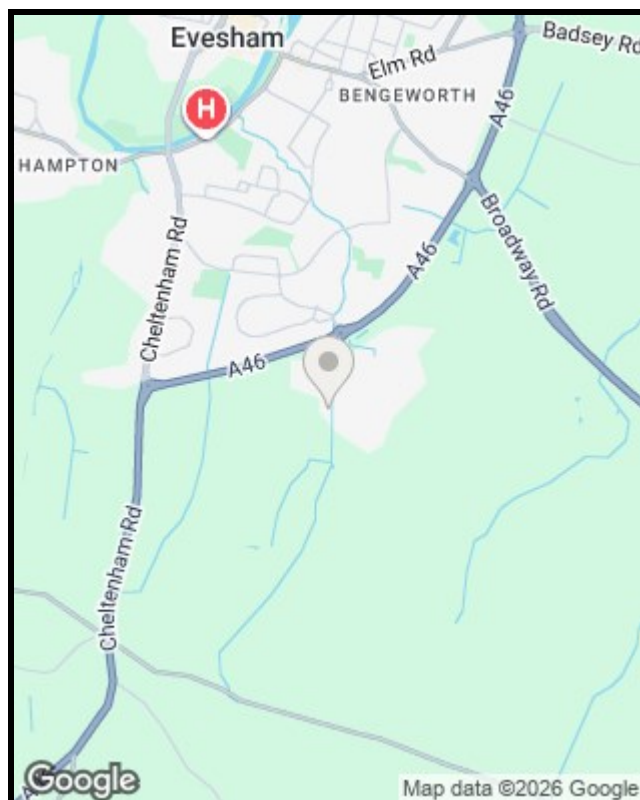
The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier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

Legal Costs & Holding Deposit:

Each party pays their own legal costs.

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 = D. A full copy of this report is available from the agent's office upon request.

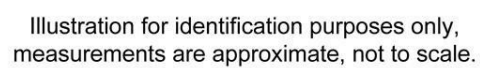
Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson:

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