

FOR SALE

Unit 1, Mulberry Tree Hill,
Primsland Way, Droitwich,
WR9 7SS

Fully Fitted Long-Leasehold Take-Away Unit



- **Unlimited Customer and Staff Parking**
- **Situated within densely populated residential area**
- **Next to One Stop**
- **Double fronted shop front**

LOCATION

The premises are situated within a busy neighbourhood shopping centre, lie at the junction of Mulberry Tree Hill and Primsland Way and are situated 1 mile south of Droitwich town centre.

DESCRIPTION

The premises comprise of a double fronted retail unit that is currently fitted out as a fish and chip shop, however they are suitable for numerous alternative uses. The premises benefit from appropriate staff facilities, access to a rear service yard and unlimited staff and customer car parking.

ACCOMODATION

Shop Width	8.3m	
Shop Depth	11.18m	
GIA	92.79 sq m	998 sq ft

TENURE

We are instructed to dispose of our client's long leasehold interest which commenced on 7th December 2001 for 125 years.

GROUND RENT

Ground rent is not payable to the freeholder.

EPC

The Energy Performance Certificate is available upon request.

GUIDE PRICE

£175,000 + VAT.

BUSINESS RATES

The premises are listed with Wychavon DC and have a Rateable Value of **£13,750**. Business Rates Payable are £6,861pa

SERVICE CHARGE CONTRIBUTIONS

Service charge payments are **£703** pa for the cleaning and maintenance of the common areas, and for buildings insurance.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rent.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. Anti-Money Laundering checks will be carried out on the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT

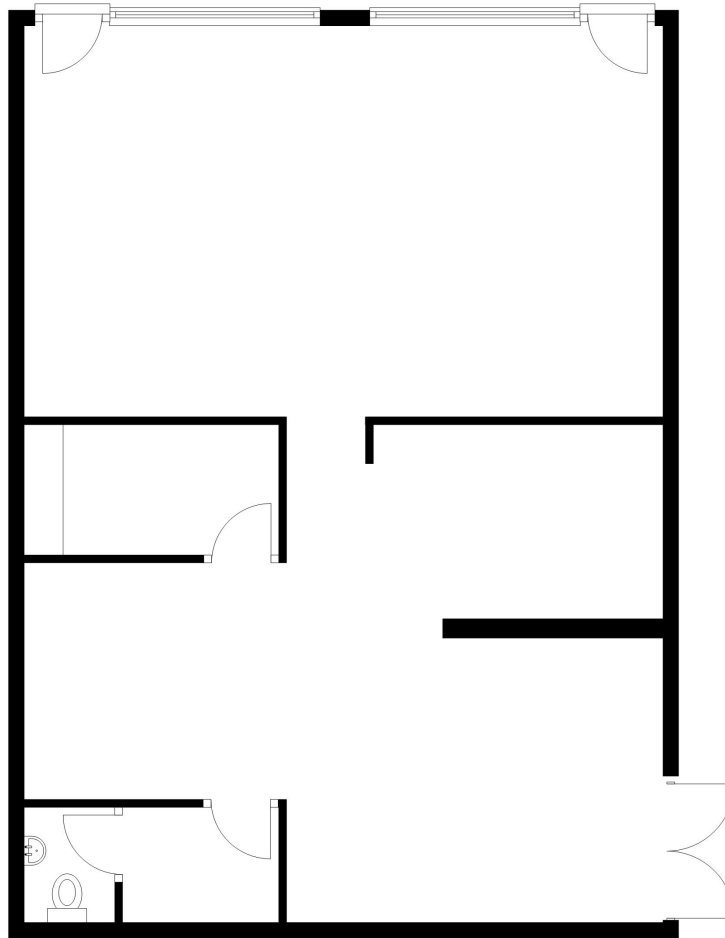

CREATIVE RETAIL
PROPERTY CONSULTANTS

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Floor Plan



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias

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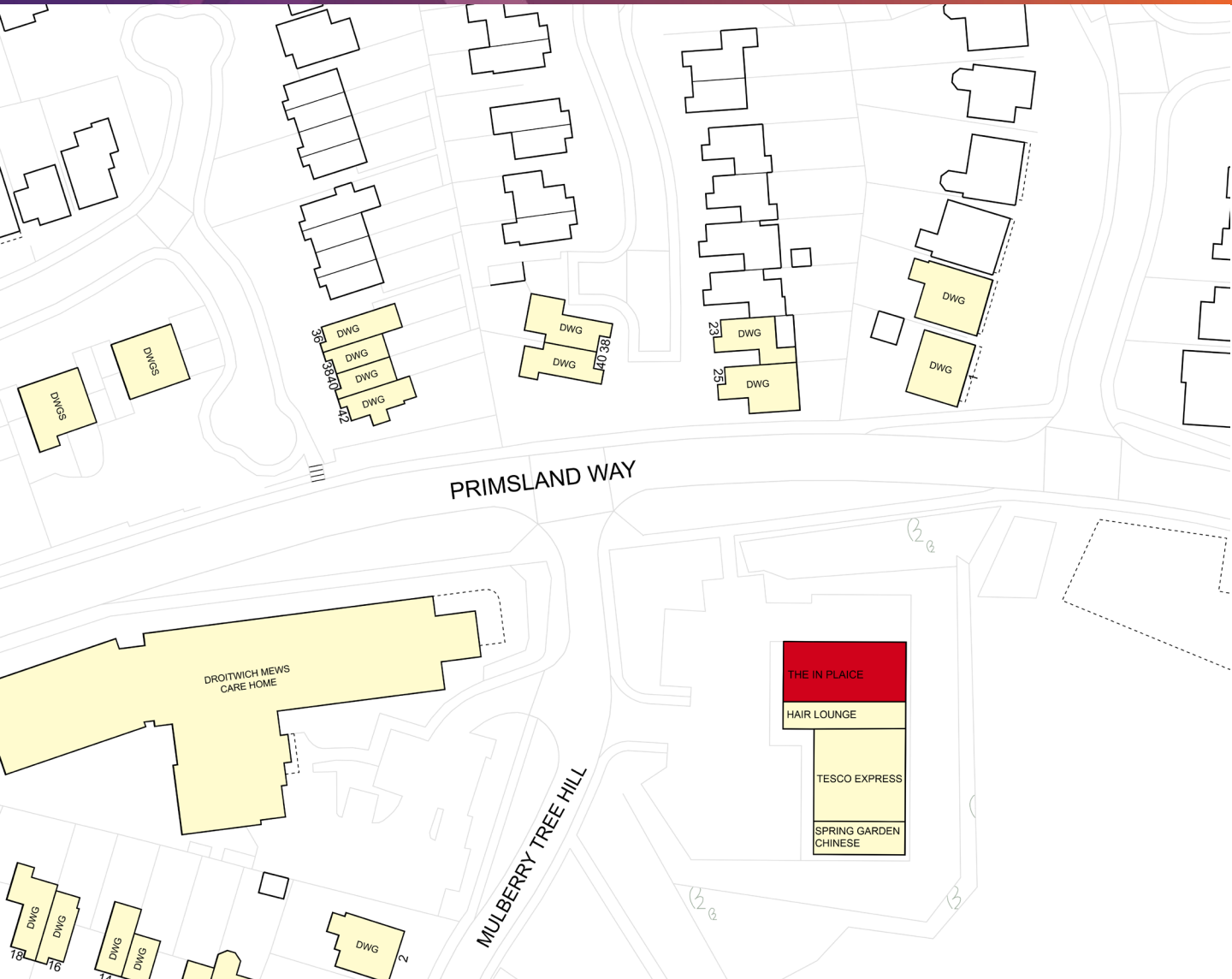
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