

TO LET

INDUSTRIAL

UNIT 6, NEWTWON TRADING ESTATE, GREEN LANE, TEWKESBURY, GL20 8HD

3,029 sq ft (281.43 sq m)



- Excellent transport links
- Popular industrial estate location
- Currently fitted out as a café

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

01242 576276





LOCATION

Tewkesbury is an historic market town located in North Gloucestershire, situated approximately 10 miles to the North of Cheltenham and Gloucester, 48 miles North of Bristol, 45 miles South of Birmingham and 105 miles North West of London. The town's excellent road communications and attractive working environment have attracted major companies, retailers, and restaurateurs alike.

Newtown Trading Estate is located under a mile to the north west of J9 of M5 motorway and 2 miles east of Tewkesbury town centre. The location provides excellent access to the Midlands and south west via the M5 and London via the A417/9 dual carriageway and M4 motorway. A mainline rail link from Ashchurch Parkway is situated about 0.5 mile to the east of J9 of M5.

DESCRIPTION

Units 6 comprises a semi-detached single storey light industrial unit constructed in the 1960's, of brick elevations under a pitched lightweight timber and steel framed roof. The property has a concrete floor. At one time there were loading doors in the front elevation.

The unit benefits from a concertina loading door in the rear elevation, and the front part of the property is currently fitted out as a café and servery, the rear part generally being kitchen, production and storage areas with WC. A small office area is provided to the front, built into the roof space.

The eaves height is approximately 2.23 m.

Vehicular access to rear loading areas is by way of a side road to the south. There is a front forecourt with parking to the front and rear.

ACCOMMODATION

(Approximate measurements and Gross Internal Floor Areas)
Depth 26.88m x Width 10.47m = 281.43 sq m 3,209 sq ft

SERVICES

All mains services are connected to the site.

BUSINESS RATES

The premises are assessed as of April 2023 at a Rateable Value of £15,000. Source: Valuation Office Agency website. See notes below.



LEASE TERMS

The unit is available by way of a new full repairing and insuring lease, for a period of years to be agreed, at an initial rent of £17,500 per annum exclusive.

The lease will contain a provision for periodic upward only rent reviews and will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 Part II. A rent deposit may be required.

VAT

The property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is assessed at an energy efficiency rating of C69. A copy of the certificate is available on request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

RICS CODE FOR LEASING BUSINESS PREMISES

A copy of the RICS Code for Leasing Business Premises is available on request, and can be located by clicking the following link:

https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020-1.pdf

It is advised that all parties take independent professional advice during a commercial lease transaction.

VIEWING

For further information or to arrange a viewing please contact the sole agent:

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA
Tel: 01242 576276

Email: enquiries@johnryde.co.uk

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IMPORTANT NOTICES

Services, Fixtures, Equipment, Buildings & Land – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2022/2023 51.2 pence in the pound. Small Business Multiplier 49.9 pence in the pound (applicable to Rateable Values under £15,000). Total exemption for qualifying parties for properties with Rateable Values under £12,000. For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%. Information obtained from www.gov.uk and Rateable Values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against Rateable Value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

MISREPRESENTATION ACT - These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither our client nor John Ryde Commercial shall be responsible for statements or representations made. Our client does not make or give and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.