

TO LET

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

Fully Fitted Long-Leasehold Take-Away Unit



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.

Accommodation

Address	Sq M	Sq Ft
GIA	92.71	998
GIA	92.71	998
Total	92.71	998

Rent

£25,000 Per Annum Exclusive

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

VAT

We understand that VAT is payable on the rent.

Business Rates

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

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

A copy of the EPC is available upon request.

Service Charge

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

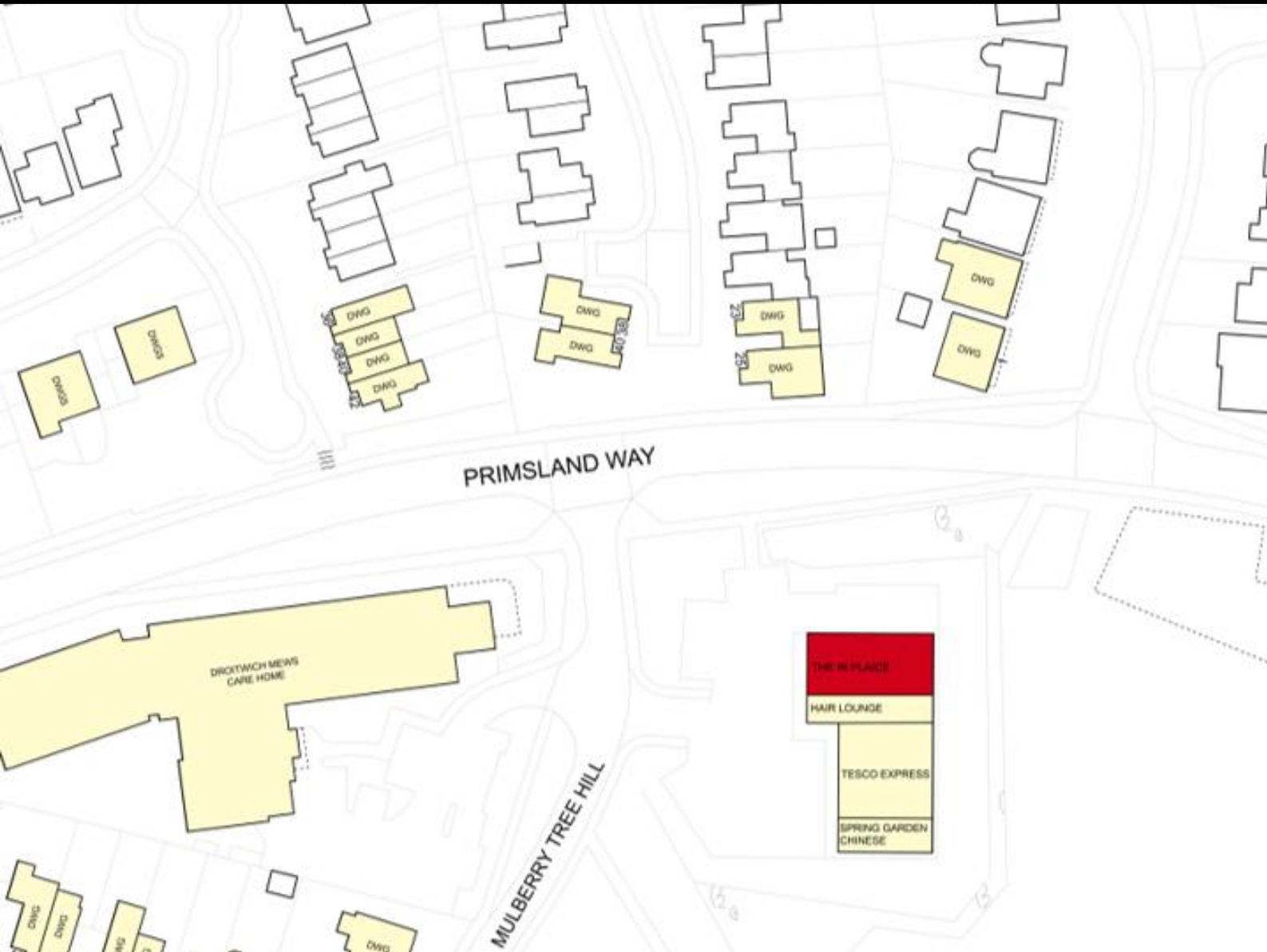
Viewings

Strictly by appointment with the Sole Retained Agents.

TO LET

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

Fully Fitted Long-Leasehold Take-Away Unit



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 an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- 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

07956 014510

george@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail