

TO LET

UNIT 11 TYTHING ROAD EAST, ARDEN FOREST INDUSTRIAL ESTATE,
ALCESTER, WARWICKSHIRE, B49 6ES



COMMERCIAL BAKERY / FOOD PRODUCTION UNIT

497 SQ FT (46 SQ M) GIA

- CONVENIENT LOCATION
- FORECOURT PARKING
- AVAILABLE IMMEDIATELY
- BUSINESS FOR SALE
£12,500
- INCLUDES ASSETS AND
GOODWILL
- UNIQUE OPPORTUNITY

**RENT £4,800 PER ANNUM
(NO VAT)**

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LOCATION

Located on the very popular Arden Forest Industrial Estate, the Unit is accessed via Tything Road East, providing excellent access to the nearby A435 (Birmingham-Evesham Road), leading directly to the M42 to the north and the M40, via the A46, to the east.

Arden Forest Industrial Estate is convenient for Alcester Town Centre, and is linked by footpath to the nearby bus route, providing a regular service.

DESCRIPTION

The Property comprises an end-terraced, single-storey Unit constructed with traditional load-bearing cavity walling, and presents ideal accommodation for the small business, with all the benefits of a good location, apparent from the number of large company headquarters buildings constructed in the area.

Unit 11 has a Gross Internal Area (GIA) of 497 sq ft (46.2 sq m).

BUSINESS AND ASSETS

A full inventory will be provided on request.

RENT

£4,800 per annum (no VAT)

RATEABLE VALUE

£3,850 – 100% Relief potentially available.

LEASE

Business Lease for a term of 3 or more years. Internal maintenance is the responsibility of the Tenant.

SERVICES

All mains services, except gas, are available. Tenant is to cover Rates, electric and water with suppliers direct.

SERVICE CHARGE

Buildings Insurance is £12.00 per month.

LEGAL FEES

Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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