



Unit 43/43a, Hodfar Road, Sandy Lane Industrial Estate, Stourport-on-Severn, DY13 9QB

TO LET £13,200 per annum/ £1100.00 per calendar month. Situated on an established industrial estate on the outskirts of Stourport On Severn towards Worcester and M5 Motorway access points. The building is situated towards the rear of the site with an extensive forecourt for parking of many vehicles/loading/unloading. Versatile accommodation within the unit comprising two main areas with small mezzanine area and interior toilet accommodation. Warehouse area One 132.67 sq. m / 1428.02 sq. ft. gross internal area. Warehouse area Two 77.66 sq. m/ 835.96 sq. ft gross internal area. The premises is alarmed with CCTV and broadband. Ideal property for storage and distribution/similar light manufacturing uses. Pedestrian and Roller Shutter access. New Lease available. EPC exempt.

£13,200 per annum

The Premises

Consisting of 2 Unit and a gated gravelled yard to the front.

Warehouse Area One

132.67 sq m /1428.02 sq ft. gross internal area. Roller shutter door. W.C. Water heater. Three phase electricity. Mezzanine/storage area

Warehouse Area Two

77.66 sq m/835.96 sq ft gross internal area. Roller shutter door. Electric. W.C.

Rent

£13,200 per annum / £1100.00 pcm.

Business Rates

The current rateable value is £7,300.00.

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreferestdc.gov.uk

Lease Details

3 year lease with an annual break clause for both tenant and landlord, with a minimum 6 month notice. Fully insurance and repairing lease. Lease agreement will be excluded from the 1954 Landlord and Tenant Act.

Legal Fees

The in-going Tenant is responsible for the Landlord's reasonable legal fees in connection with the grant of the new lease. Details to be confirmed.

Class Use B2 & B8

Services

We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

Viewing

By prior appointment with Doolittle & Dalley 01562 821600.

Reference: **jea.lb.12.10.2020**

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Valuation Advice for Prospective Purchasers

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.

Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:- 1.These particulars do not constitute, or constitute any part, of an offer or a contract. 2.All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3.None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4.Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5.The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1.These particulars do not constitute, or constitute any part, of an offer or a contract. 2.All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3.None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4.Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5.The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.