



Rent £3,264 per annum

johnamos
& co

**UNIT 4 HOP BUILDINGS, RHYSE LANE, LOWER ROCHFORD,
TENBURY WELLS, WORCESTERSHIRE, WR15 8NH**

A useful commercial premises located just outside the historic town of Tenbury Wells comprising 72 sq.m (775 sq.ft)

Unit 4 Hop Buildings, Rhyse Lane, Lower Rochford, Tenbury Wells

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Located just over one mile from the historic town of Tenbury Wells, a thriving market town, today offering comprehensive facilities with a population of just under 3,800 and a catchment population of approximately 6,000.

The historic towns of Leominster and Ludlow are located 9.5 miles to the south west and northwest respectively. Kidderminster is located 19 miles to the north east. Regular bus services run to the popular residential areas on the outskirts, the centre of the town and local villages with regular train services running to Leominster and Kidderminster.

THE PROPERTY

The property is located off the B4204 between Tenbury Wells and Upper Rochford, being one of the main roads to Worcester. The building is positioned to the south west corner of the industrial development.

The building is constructed from brick wall with plastic corrugated roof over steel framing, uPVC double glazed windows with security bars and two entrance doors. The total internal area amounts to 72 sq.m (775 sq.ft) 9.6m x 7.5m.

Work/Store Area (9.6m x 7.5m) (31'5" x 24'6")
With lighting, electricity points, concrete floor, telephone points, water supply. Measurements are approximate.

W/C Adjacent to Unit 4 there is a gentleman and ladies toilet which is continually locked. A key will be provided to the tenant.

SERVICES

Mains water and electricity. The unit is BT broadband enabled with a phone line.

PARKING

There is a spacious car park of which Unit 4 has an allocation of 2 car parking spaces.

SECURITY

The property benefits from CCTV, an alarm system and security lighting and secure front gate.

LEASE DETAILS

Rent

£3,264 per annum payable quarterly in advance by Standing Order.

Deposit

3 months rent to be held for the duration of the term.

Term

By negotiation.

Repairs

Full repairing and insuring Lease.

Service Charge

Currently 20p per sq.ft, subject to review.

LOCAL AUTHORITY CHARGES

Rateable Value of £2,050.

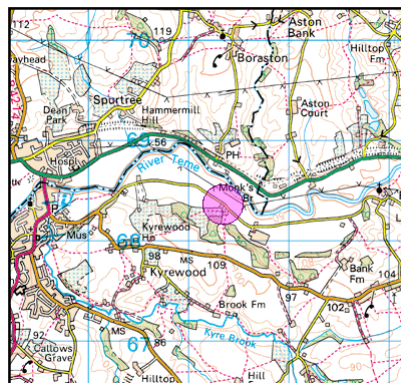
VIEWING

By appointment only through the letting agent, **Alivia Price** on **01568 61007**

CREDIT REFERENCES

Prospective tenants will be required to provide suitable financial references. The tenant will be responsible for payment of any charges incurred.

LOCATION PLAN



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