



TO LET ON NEW LEASE

5 The Huntings, Church Close, Broadway, Worcestershire, WR12 7AH

HAYMAN-JOYCE

LOCK-UP SHOP TO LET IN COTSWOLD TOURIST TOWN

TO LET ON NEW LEASE
31.7 sq m 341.2 sq ft

£12,500 + VAT, per annum

Broadway

- Broadway is one of the best-known North Cotswold villages, having a good range of shopping facilities including chemist, butcher, health centre and a number of galleries, antique, clothes and gift shops
- Larger centres within easy reach are Cheltenham (approx. 15 miles) and Stratford-upon-Avon (approx. 15)
- There is a mainline station to London Paddington at Moreton-in-Marsh (approx. 9 miles) scheduled travel time from 92 minutes

The Property

- Prime location between the High Street and village car park
- Situated in wide arcade with a full width display window
- Rear lobby, cloakroom off and door to car park
- One dedicated parking space

Lease Terms

- Term: Negotiable, minimum three years
- Initial Rent: £12,500 plus VAT pa, payable quarterly in advance
- Rent Reviews: Every four years
- Repair: Tenant to be responsible for all internal repairs and decoration and to contribute to repairs of structure by way of service charge
- Modest additional costs apply for a pro-rata contribution to service charges and building insurance. Details available upon request.
- Use Class E
- EPC: Band C (56)

Services

- Main electricity, water and drainage are connected

Legal Costs

- Each party to pay their own legal fees



Outgoings

- The current Rateable value is £12,000
- Business rates payable for the current year (2023/24 at 49.9p in the £) are £5,988
- Small Business Rate relief may apply

Reservation Deposit

- On agreeing to take the lease the prospective lessee will be expected to pay a reservation deposit of £1,000 – this will be refunded upon completion
- However, should the prospective lessee withdraw from the transaction for any reason, or amend or alter the terms agreed such that the lessor withdraws from the transaction, the lessor's agents and solicitor's abortive costs will be deducted from the deposit, and the balance, if any, will be refunded

References

- Bank, trade, accountant's and personal references will be required

Viewing

- Strictly by appointment only with the sole letting agents

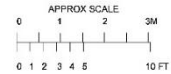
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5 The Huntings
Broadway

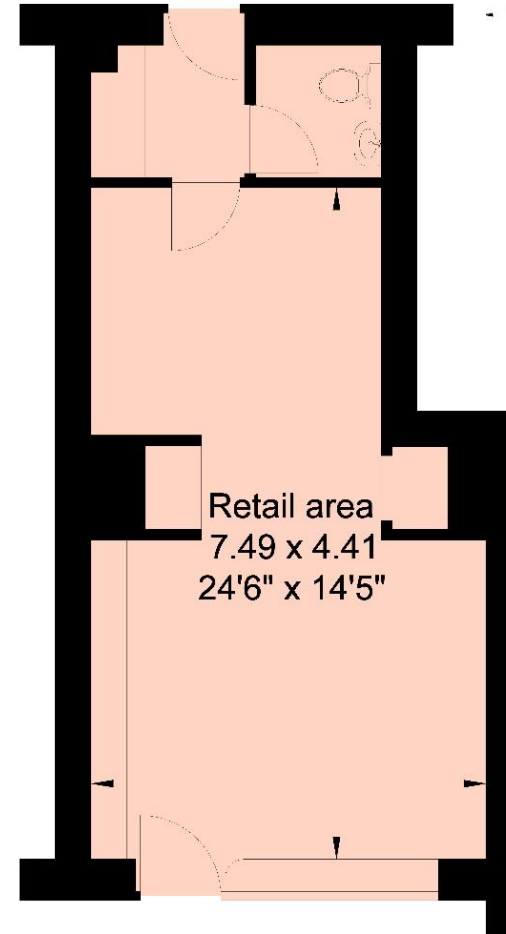


Arrow's denote extent of measurements shown.

Approximate Net Internal Floor Area
31.7 sq m (341.2 sq ft)

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This plan is for guidance only and must
not be relied upon as a statement of fact.



IMPORTANT NOTICE 1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact. 2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf. 3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing. 4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware. 5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order. 6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.