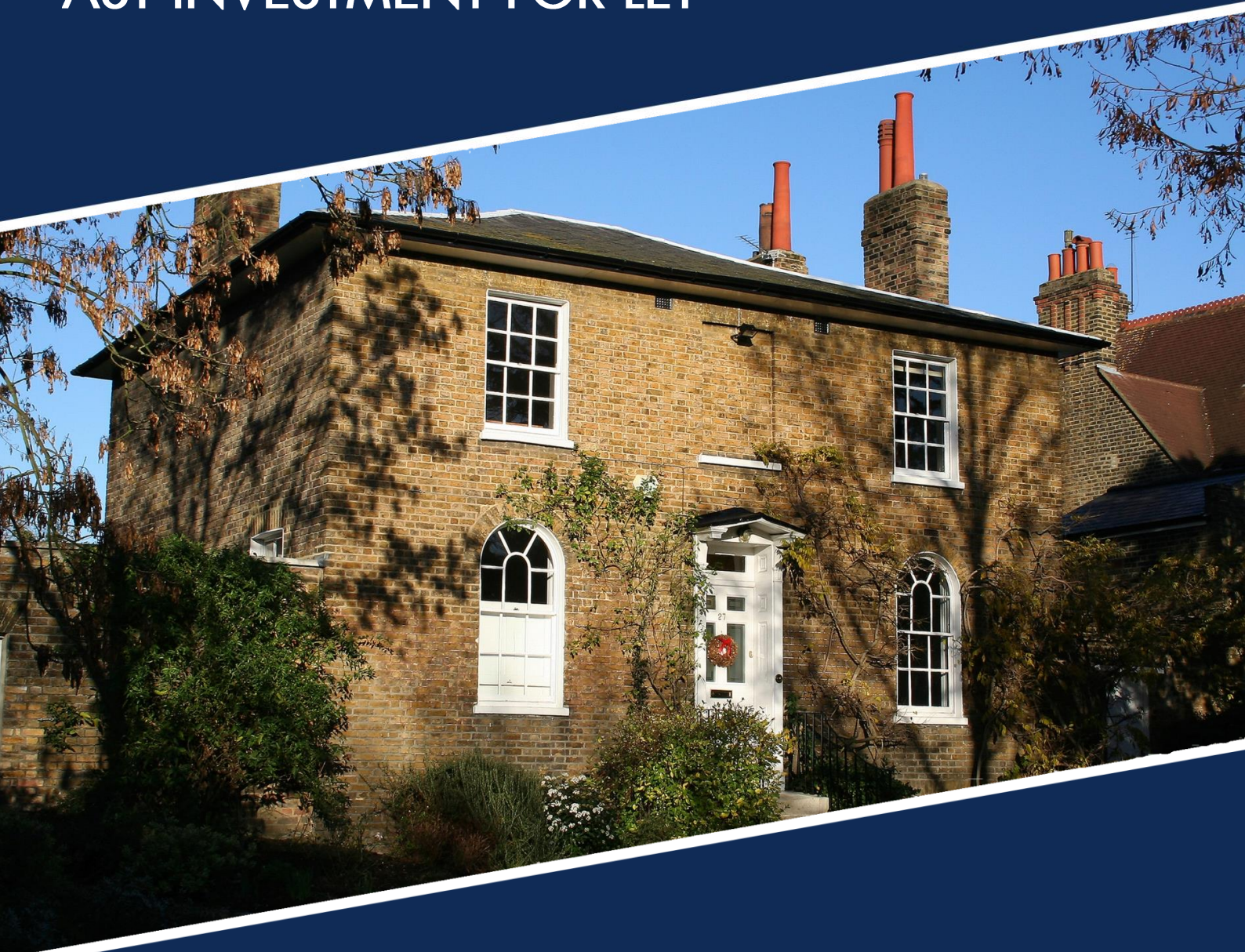


westbridge

COMMERCIAL

TO LET

AST INVESTMENT FOR LET



TEST PLACE, TEST ROAD, TEST AREA, SE9

 Vagelis Tsoikas

 01789 415628

 07711 551145

 richard@westbridgecommercial.co.uk

 www.property-tolet.com

- Close to tube
- Close to tennis courts
- Gas central heating
- Close to schools
- Spacious garden
- Golf club

1 Test Place, 2 Test Road, Test Area, Test Town, Test County, SE9 6AR

Location:

??????????

Description:

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Floor Area:

Ground Floor ???????????

First Floor ???????????

Gross Internal Area (GIA) is 1000 sq ft (92.90 m2).

Net Internal Area (NIA) is ???????????

Price:

£2,000 per month.

Tenure:

AST lease available.

Service Charge:

£200.00 per annum payable.

Rateable Value:

FPHA source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. The current multiplier is in the pound. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of this. The current annual cost at the time of print is . The tenant will be responsible for insuring their own stock, content and liabilities insurance.

Legal Costs and Deposits:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed.

The landlord may ask the tenant to provide a deposit subject to the tenants status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = ?

A full copy of this report is available from the agent's office upon request. OR An EPC has been instructed and will be available from the agent's office shortly.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

Westbridge & Co Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.property-tolet.com.

