

## Evesham Site at Davies Road Worcestershire WR11 1FN

- **Leasehold Industrial Investment**
- Comprises a site of 0.23 hectares (0.56 acres)
- Entirely let to Wales & West Utilities Limited
- Lease expiry 2023
- Current Gross Rent Reserved  
**£25,000 pa**

On the Instructions of  
**nationalgrid**



### Tenure

Leasehold. Held for a term of 99 years from 16th October 1978 (thus having some 59 years unexpired) at a current ground rent of £5,800 per annum.

### Location

Evesham is an attractive market town situated within the Vale of Evesham, 15 miles south-west of Stratford-upon-Avon and 16 miles south-east of Worcester. Road communications are good, with Junction 7 of the M5 being some 12 miles to the west. The property is situated on the south side of Davies Road, close to its junction with Cheltenham Road (A4184) approximately 1 mile to the south of Evesham town centre. Four Pools Retail Park is close by, where occupiers include Morrisons, B&Q, Screwfix, Howdens, Jewsons, Magnet, Build Centre and Topps Tiles, amongst others.

### Description

The property comprises a single storey office/storage unit and gated yard on a broadly level, triangular shaped site extending to an area of 0.23 hectares (0.56 acres). There are two lock-up garages to the rear and off-street parking for 5 vehicles to the front.

The property provides the following accommodation and dimensions:

**Ground Floor** 307.30 sq m (3,308 sq ft)

**Site Area Approximately 0.23 Hectares (0.56 Acres)**

**NB. Not inspected by Allsop. Area provided by the Vendor.**

### Tenancy

The entire property is at present let to WALES & WEST UTILITIES LIMITED for a term of 10 years from 1st May 2013 at a current rent of

£25,000 per annum. The lease provides for a rent review on 1st March 2019 and every fifth year thereafter and contains full repairing and insuring covenants.

### Tenant Information

Website Address: [www.utilities.co.uk](http://www.utilities.co.uk)

Wales & West Utilities was launched on 1st June 2005 and was formerly part of National Grid Transco. The company has around 35,000 km of gas pipes covering one sixth of the UK with a catchment of 7.5 million people. (Source: [www.utilities.co.uk](http://www.utilities.co.uk))

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Buyer's Fee

Please note the successful buyer will be required to pay to the Auctioneers a buyer's fee of £1,200 (inclusive of VAT) upon exchange of sale memoranda.

### Registered Bidding

Any party wishing to bid must complete and return the National Grid Bidders Registration Form by no later than close of business on Monday 26th November 2018. The form is available from [www.allsop.co.uk](http://www.allsop.co.uk), is included in the hard copy catalogue or upon request from [will.clough@allsop.co.uk](mailto:will.clough@allsop.co.uk)

