

OFFICES

CHURCHILL & BLAKEDOWN GOLF CLUB, BLAKEDOWN DY10 3NB



- Self contained - 24 hour access
- Fully refurbished & carpeted
- Stunning location
- Ample parking available
- Rent inclusive of heating and lighting
- Small business rates relief available (STA)

EPC SCORE 64 **A B C D E F G**

Details prepared July 2020

HAGLEY 01562 886 688

KIDDERMINSTER 01562 517 777

STOURBRIDGE 01384 392 371



LOCATION

Churchill & Blakedown Golf Club was founded in 1926 and is set in lovely Worcestershire countryside that offers wonderful views from the course and clubhouse. The Club is often chosen to host Worcestershire County events is testimony to the golfing challenge offered.

DESCRIPTION

The accommodation comprises a newly refurbished self contained office suite arranged over 2 floors accessed directly from the front of the Clubhouse via new double doors. The offices are centrally heated, fully carpeted, low voltage lighting and totally redecorated. The accommodation is available for immediate occupation.

Broadband is provided for Tenants own connection.

ACCOMMODATION

First Floor	246 sq ft (22.9 sq m)
Ground Floor	345 sq ft (32 sq m)
Total Area	591 sq ft (54.9 sq m)

LEASE

The offices are available on a new three year lease.

RENT

Monthly rental of £750 pcm (£9,000 pa) payable in advance. A deposit equal to two months rental will be required at the start of the tenancy.

Rental payments are inclusive of all utilities and running costs. Tenant is responsible for telephone, broadband and business rates (if applicable)

LEGAL COSTS

Each party to pay all own costs in respect of this transaction.

PLANNING

Prospective Tenants are advised to satisfy themselves regarding current or intended use of the property.

BUSINESS RATES

Any prospective tenant should confirm rates liability with the Local Authority. The tenant may be able to obtain Small Business Rates relief. The offices will be separately assessed.

VAT

We understand VAT will be charged on this property

VIEWING

Full inspection viewings can be arranged strictly through with the Agents.



GENERAL TERMS

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

References

The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

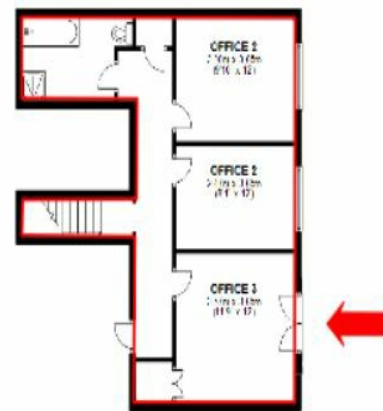
Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions

All areas and dimensions are deemed to be approximate only.

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FOR IDENTIFICATION ONLY





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Registered Office

Walton & Hipkiss is a trading name of
Walton & Hipkiss (Commercial) Limited
Registered in England & Wales. Company Number 9795632
111 Worcester Road, Hagley, West Midlands DY9 0NG



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