



STORAGE SPACE AVAILABLE TO LET
Sutton Farm, Holloway, Claverley, WV5 7DD



Storage Space Available To Let Sutton Farm, Holloway, Claverley, WV5 7DD

Rent: £12,000 per annum

AN EXCELLENT OPPORTUNITY TO LET A FORMER POULTRY UNIT FOR STORAGE



- Extending to approximately 432m² (4,650ft²) of internal storage space
- Split into two main sections, with a 'workshop' area in part
- Suitable for B8 (storage and distribution) use
- Peaceful edge of village location, with good road links to Bridgnorth, Telford and Wolverhampton via the A454
- Electricity connection
- High quality office space available to let on site, by separate negotiation.

AVAILABLE TO LET IMMEDIATELY

RENT: £12,000 PER ANNUM

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Parties are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended tenants shall not rely on the letting particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the letting. Where any reference is made to planning permission or potential uses such information is given by the letting agents in good faith. Tenants should however, make their own enquiries into such matters prior to leasing. Nock Deighton Agricultural LLP have endeavoured to draft these letting details accurately and reliably, taking reasonable steps to verify the information. The landlords have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The tenant shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The letting is agreed on a VAT exclusive basis however the tenant shall indemnify the vendors for any VAT which may subsequently become payable.

DESCRIPTION

An excellent opportunity to rent a former poultry unit with prior approval under Class R for Class B8 (storage and distribution) use. The building offers open plan storage space within two main areas, one of which also has 'workshop' style benches in part. The building has a maximum height of circa. 2.98m, a concrete floor and insulation.

The premises is situated in a peaceful location, just north of Claverley village, and is reached via a shared driveway with gated access. The gates are generally open between the hours of 7am and 7pm, Monday to Friday. There is a modest private parking area to the west side of the unit, with access into the unit via two personnel doors. The Tenant will also be granted a right of access to use the double doors into the unit which are situated on the eastern elevation.

LOCATION & DIRECTIONS

The property is situated just north of the village of Claverley, approximately 6.5 miles east of Bridgnorth and approximately 10 miles south west of Wolverhampton. Located approximately 1 mile from the A454, there are good road links to Bridgnorth, Wolverhampton and the West Midlands.

From Bridgnorth, take the A454 east towards Wolverhampton. In the village of Wyken, turn right, just after the garage, onto Bridgnorth Road. Follow this road, and continue along it on to Digbeth Lane/ Hopstone Road. This road will take you into Claverley. In the village of Claverley, turn left on Church Street and follow the road for a short distance, crossing the Claverley Brook. Follow the road as it bears round to the right and up a hill, before taking the first left along a gated access track. Follow this track for approximately 0.3 miles and the unit will be found on your right-hand side.

SERVICES

Mains electricity is connected to the building and has the benefit of a separate sub-meter. Electricity will be re-charged to the Tenant by the Landlord.

TENURE

The property will be offered to let on a commercial lease, with a term of 3 years. A longer lease term may be considered, subject to a break clause provision. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

VIEWING

Viewing is strictly by appointment with the Letting Agent.

RENT

£12,000 per annum, payable in monthly instalments, in advance.

BUSINESS RATES & LOCAL AUTHORITY

The Tenant will be responsible for the payment of any Business Rates - Shropshire Council.

HIGH QUALITY OFFICE SPACE

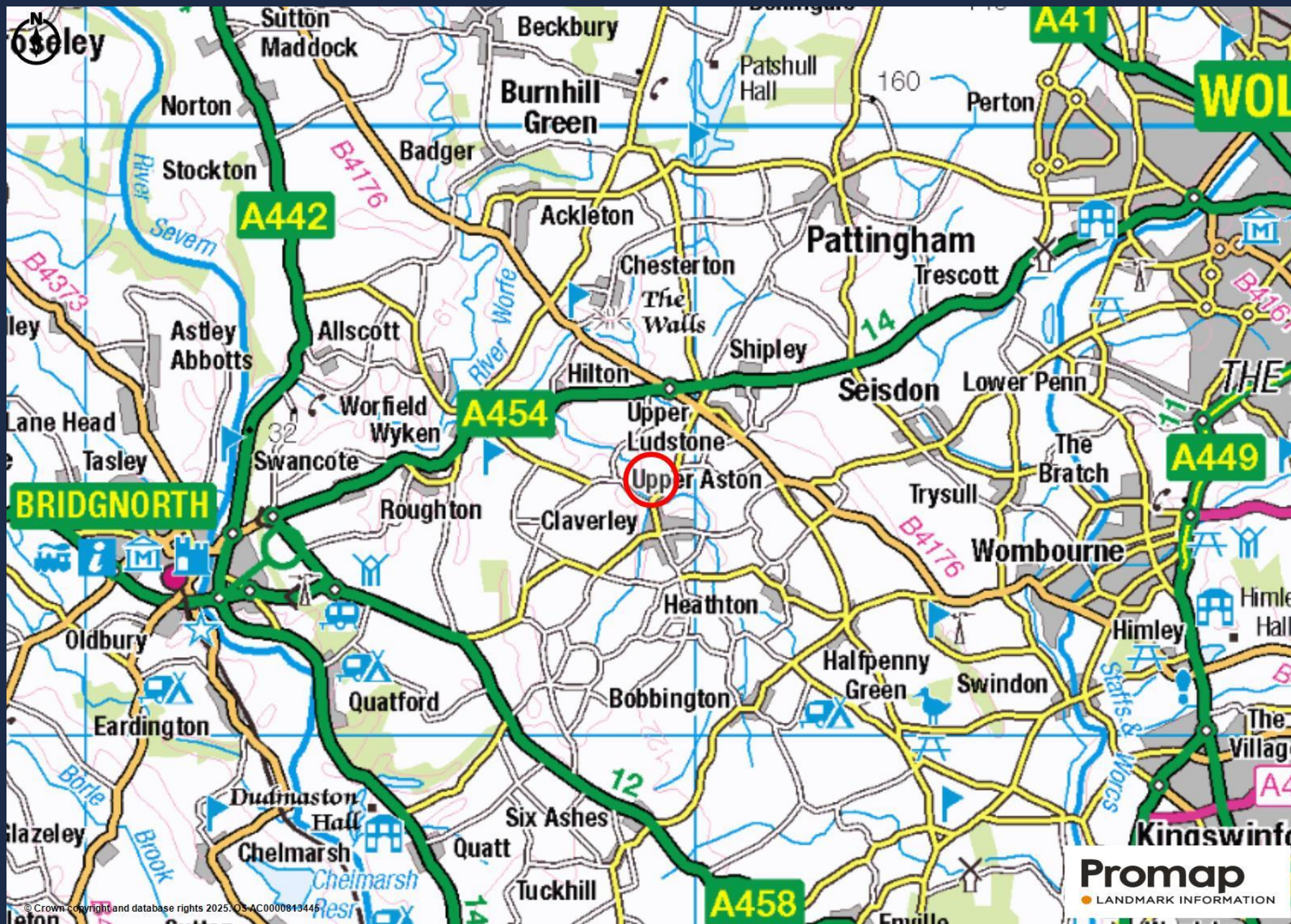
High quality office space is available to let on site, by separate negotiation.



Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR. Tel: 01746 762666

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

www.nockdeightonagricultural.co.uk



Not to scale, for identification purposes only.



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Regulated by RICS