

# TO LET

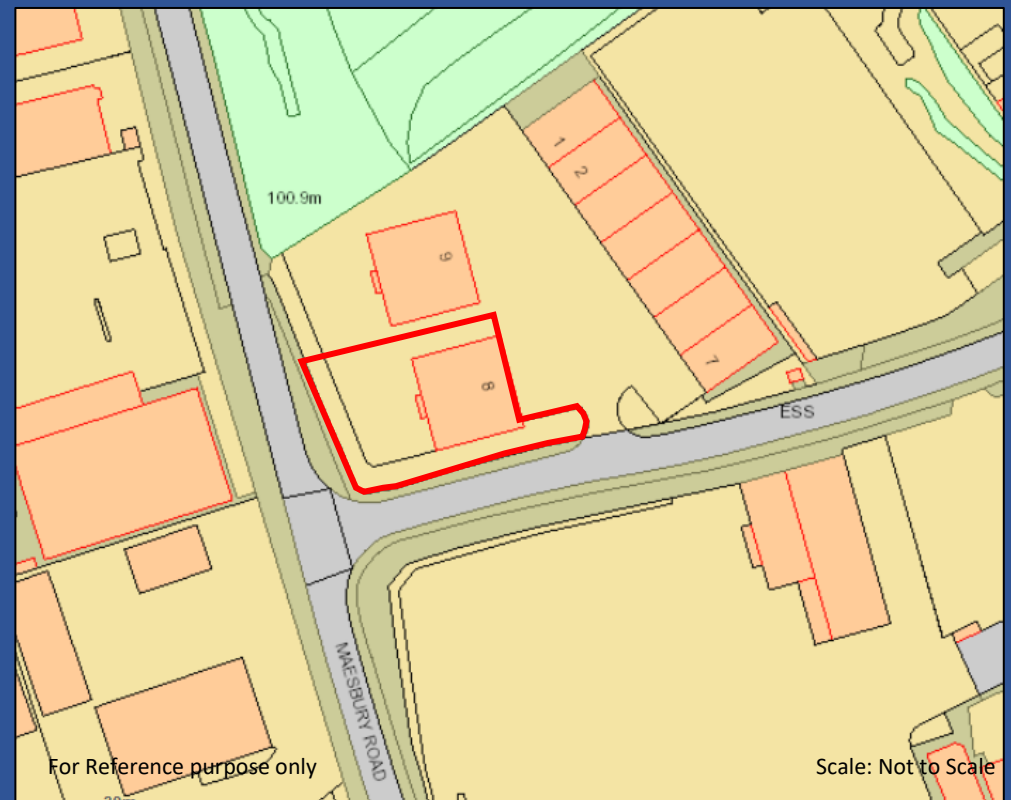


UNIT 8 THE TRADE STOP | MAES-Y-CLAWDD | MAESBURY  
ROAD INDUSTRIAL ESTATE | OSWESTRY | SY10 8NL

**TSR**  
TOWLER SHAW ROBERTS

## EXECUTIVE SUMMARY

- Modern detached warehouse/ trade counter premises extending to approx. 4,305 sqft (400 sqm) with an internal eaves height of approx. 6.5 metres.
- Spacious open plan warehouse accommodation being of steel portal frame construction incorporating feature corner glazing and having roller shutter loading door and LED overhead lighting.
- Generous on-site car parking, with easily accessible loading areas to the rear of the property.
- Occupying a highly visible and sought after position on the corner of Maes-y-Clawdd and Maesbury Road on the popular Maesbury Road Industrial Estate.
- Available To Let on a new lease. Rent **£25,000** per annum exclusive.



## LOCATION

The property occupies a highly visible location on the junction of Maes-y-Clawdd and Maesbury Road in the heart of the main commercial/ industrial area of Oswestry close to the A483 and A5 trunk roads, and approximately 1.5 miles south east of the town centre. Occupiers in the immediate vicinity include Pentons Haulage, Shropshire Design & Print and Border Temperature Control.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 18,000 people. The town is strategically located close to the Welsh border approximately 18 miles north-west of Shrewsbury, 30 miles south of Chester, 15 miles from Wrexham and 29 miles north-east of Newtown. Oswestry serves a wide catchment area and is well placed to the main road network.

## DESCRIPTION

The property comprises a modern detached warehouse/trade counter building extending to approximately 4,305 sqft (400 sqm) having an internal eaves height of 6.5 metres. The accommodation provides an attractive open plan warehouse facility with glazed front entrance and separate roller shutter door to the rear and having LED overhead lighting.

The property also includes generous on-site car parking, with easily accessible loading areas to the rear of the property.



## ACCOMMODATION

	Sqft	Sqm
Warehouse	4,305	400

## SERVICES

It is understood that mains water, electricity and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

## TENURE

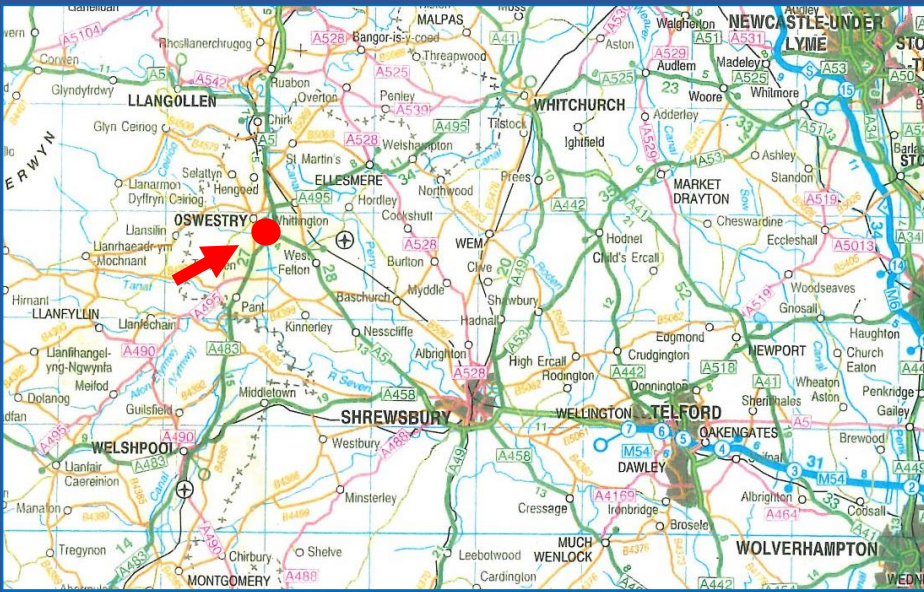
The property is available To Let on a new Tenant's full repairing and insuring lease for a term of 7 years, subject to 3 yearly upward only rent reviews.

The existing racking is available to purchase by separate negotiation.

## RENT

£25,000 per annum exclusive, payable quarterly in advance.





## ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: D91

## BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Showroom Office and premises

Current Rateable Value – £44,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## VAT

All costs/prices are exclusive of, but subject to VAT.

## LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## VIEWING/ FURTHER INFORMATION

Requests for further information, or to arrange inspection of the property should be made through the Sole Letting Agents. Please contact:

**Toby Shaw**

**DDI: 01743 260880 Mobile: 07967721745**

**Email: [toby.shaw@tsrsurveyors.co.uk](mailto:toby.shaw@tsrsurveyors.co.uk)**



February 2024

### Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."