

TO LET

TSR

TOWLER SHAW ROBERTS

NEWLY REFURBISHED BUSINESS SPACE/COMMERCIAL UNITS IN ATTRACTIVE RURAL LOCATION



UNITS B,C & D

HIGH GROSVENOR

NR WORFIELD

SHROPSHIRE

WV15 5PG

- Newly refurbished single storey business space/commercial units ranging from approx. 1,006 sqft (93.46 sqm) to 1,586 sqft (147.32 sqm).
- Modern open plan accommodation with individual roller shutter loading doors, painted concrete floors and integral staff welfare facilities.
- Located in the pleasant rural setting of High Grosvenor approx. 5 miles east of Bridgnorth with convenient access to the main road network.
- Available To Let on a new Lease.
- Rents from **£11,250** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies an attractive rural location within an established business park in the hamlet of High Grosvenor, located approximately 5 miles east of Bridgnorth and 2 miles west of Claverley via the A454 and Hopstone Road respectively.

The well-known High Grosvenor House wedding venue is also located close by.

Description

The former farm buildings comprise 3 newly refurbished business/commercial units, ranging in size from approx. 1,006 sqft (93.46 sqm) to 1,586 sqft (147.32 sqm) with loading and car parking facilities at the front.

The units have been refurbished to a attractive modern standard, each providing a roller shutter loading door, painted concrete floors and integral staff welfare facilities. LED lighting is also fitted throughout.

The site is well managed having the benefit of CCTV and other on-site facilities.

Accommodation

	sqft	sqm
Unit B	1,586	147.32
Unit C	1,006	93.46
Unit D	1,333	123.90

Services (Not Checked or Tested)

Mains electricity and a private water supply are understood to be connected to the individual units. Interested parties are advised to make their own enquiries with the relevant utility companies.

Drainage is to a private sewage treatment plant.

Tenure

The individual units are available To Let on a new Tenant's internal repairing and insuring Lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

The lease is to be drawn outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

Unit B - £15,000 per annum exclusive.

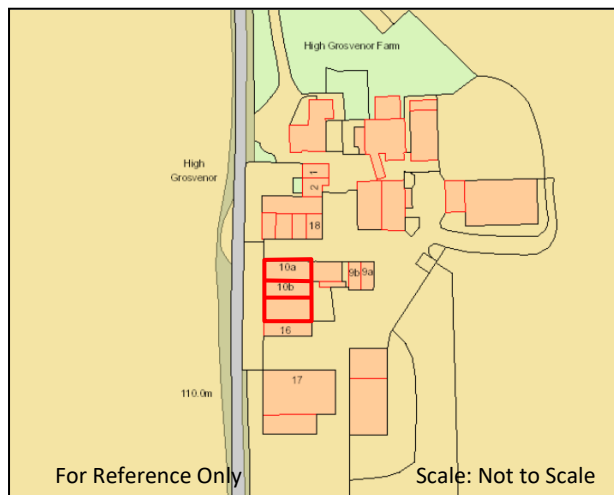
Unit C - £11,250 per annum exclusive.

Unit D - £15,000 per annum exclusive.

The above rents are exclusive of VAT, Landlord's service charge and utility charges, to be payable monthly in advance.

Energy Performance Certificate

The units are classified as low energy buildings and are currently exempt for EPC purposes.



Business Rates

To be confirmed.

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of the site. Further details are available upon request from the Letting Agents.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

Town Planning

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

Local Authority

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

Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

Anti-Money Laundering (AML) Regulation

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

Viewing

Strictly by prior appointment with sole Letting Agents, Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY5 7FA. Tel: 01743 243900.

February 2024

TSR House

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