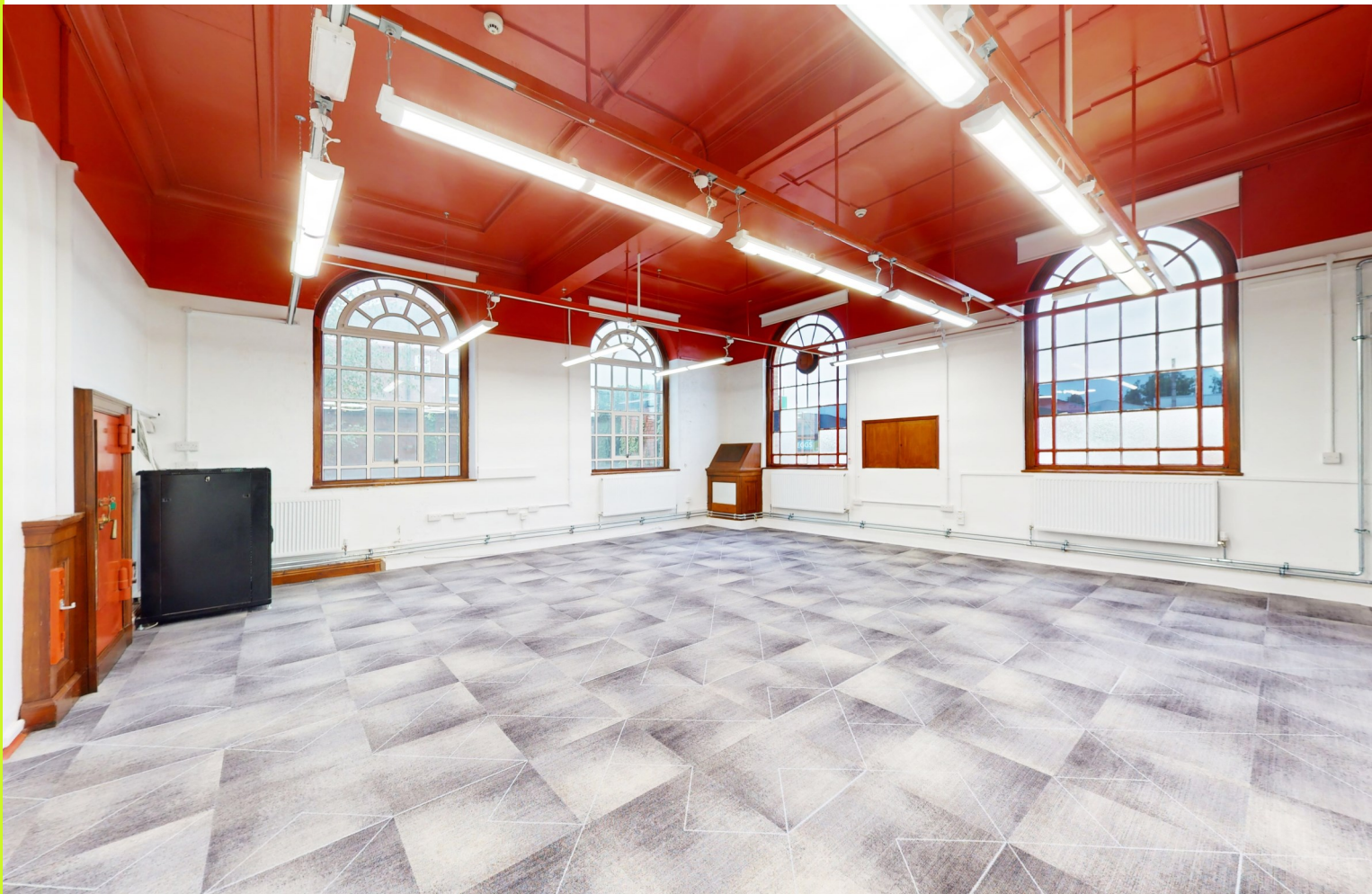




The Old Post Office
Shrewsbury Road, Craven Arms, SY7 9NZ

Ground Floor To Let



Summary

- Ground floor to let on a new lease (terms to be agreed).
- NIA 220.61 sqm (2374.63sqft)
- Secure car park and garage on site.
- Rent €14,250 per annum (exclusive).
- Prominent location.
- Fronting the A49 Trunk Road and opposite Tuffins Supermarket and Texaco services.
- Nearby occupiers include Tuffins Supermarket and Garden Centre, Delves & Co Convenience Store, Subway, Greggs and Lailas cafe.



Virtual Tour



The Old Post Office, Shrewsbury Road, Craven Arms, SY7 9NZ

For further information, contact:

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Description:

The Old Post Office is a substantial detached building with brick elevations under a pitched, slate tiled roof. There is a secure car park to the side and small lawn area to the front.

The ground floor accommodation is entered via a full height double door into a small lobby. Internally, the accommodation benefits from excellent natural light courtesy of the feature, tall arched windows around the property. The accommodation is well presented with carpet tile flooring, painted walls and exposed ceiling.

The good natural light is augmented by strip lighting throughout and heating is provided via a wet radiator system.

Situation:

Craven Arms is situated on the A49, 21 miles south of Shrewsbury and 9 miles north of Ludlow. The subject property fronts onto the A49 adjacent to the junction with the B4368 and opposite the town's supermarket and services.



 what3words

Proposal

The ground floor accommodation could be suitable for a variety of uses (subject to statutory consents) and is available to let on terms to be agreed at a rent of £14,250 pa excl.

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	NIA	2,374	220.55
Ground Floor	Kitchen		
Ground Floor	Toilets		
Outside	Parking		
Net Internal Area		2,374	220.55

Ratable Value:  **£23,250**
1st April 2023

Energy Performance Rating:  **E 125**

Service Charge: **£5,631.10**
(2021-2022)

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000

Planning:

The premises are understood to have an existing use for Class E purposes.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Deposit:

A deposit of 3-6 month's rent is typically required.

References:

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures & Fittings:

All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Costs:

Both parties to cover their own legal costs.

VAT:

All prices and any rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable.

Services:

All mains services are connected to the property.



Hereford
32 miles

Shrewsbury
21 miles

Telford
25 Miles



Telford
53 mins

Cardiff
1hr 34 mins

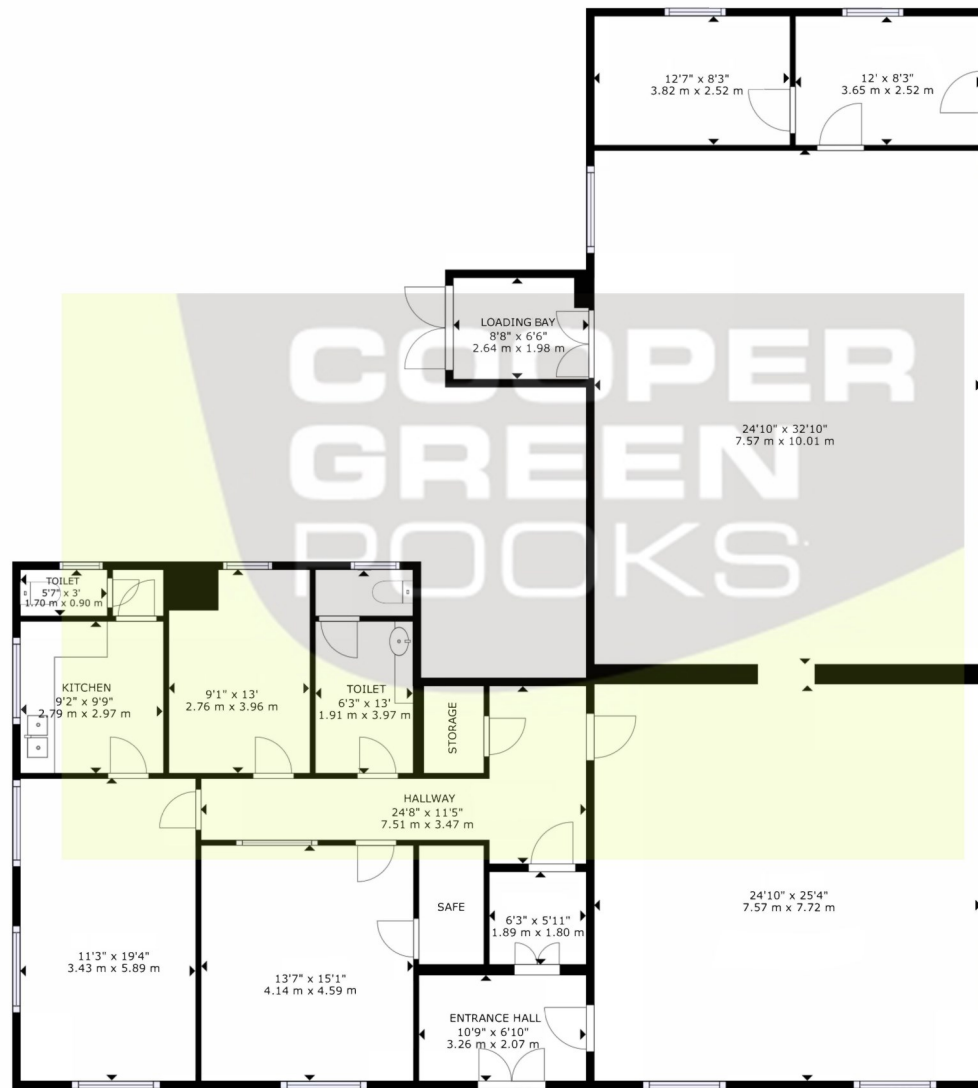
Birmingham
1hr 31 mins



Manchester
1hr 57mins

Liverpool
1hr 54mins

Birmingham
1hr 35mins



GROUND FLOOR

NET INTERNAL AREA
TOTAL: 220.61 sq m (2374.63 sq ft)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.