



## TO LET - SEMI- DETACHED OFFICE/BUSINESS UNIT

UNIT 7 THE COURTYARD, YEOMANRY WAY, BATTLEFIELD ENTERPRISE PARK, SHREWSBURY, SY1 3EH

# KEY POINTS

1,389  
SQFT

TOTAL GROSS INTERNAL FLOOR AREA



OFFICE/BUSINESS UNIT



EXCELLENT  
ROAD LINKS

ALL MEASUREMENTS ARE APPROXIMATE




£15,000

PER ANNUM

(EXCLUSIVE)


ASSIGNMENT OF  
AN EXISTING LEASE

James Evans

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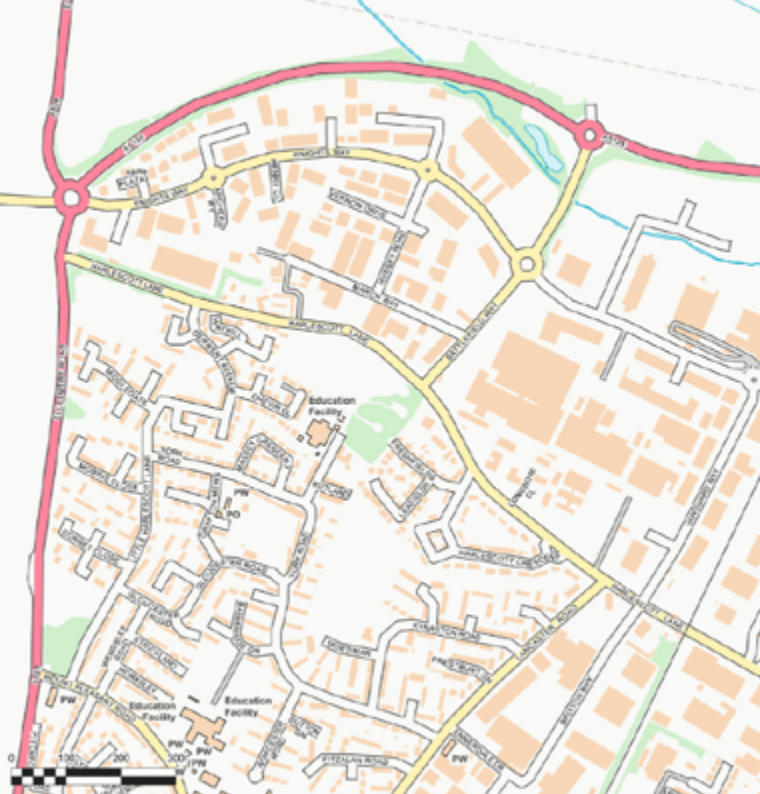
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CHESTER  
42 MILES

LIVERPOOL  
AIRPORT  
60 MILES



**71,715**  
SHREWSBURY POPULATION



**ESTABLISHED  
COMMERCIAL  
QUARTER**



## LOCATION

The property forms part of a courtyard development of single storey office/business units in the premier commercial quarter of Shrewsbury known as Battlefield.

The property is accessed off Yeomanry Road, which is located just off Knights Way, the main access road running through Battlefield Enterprise Park.

The property is located within close proximity of the A5/M54 link road providing easy access to Telford and the national road network.

The property is located approximately 2 miles north east of Shrewsbury town centre.

Shrewsbury is the county town and principal administrative centre of Shropshire, and is situated approximately 12 miles west of Telford, 45 miles north west of Birmingham, and 45 miles south of Chester.







# DESCRIPTION

The property comprises a single storey semi-detached building providing a total Floor Area of approximately 129.03 m sq (1,389 sq ft). IPMS 3 as per the RICS code of measuring practise.

The property is being offered on a leasehold tenure. The property is of traditional brick and tile construction and benefits from a generous level of car parking.

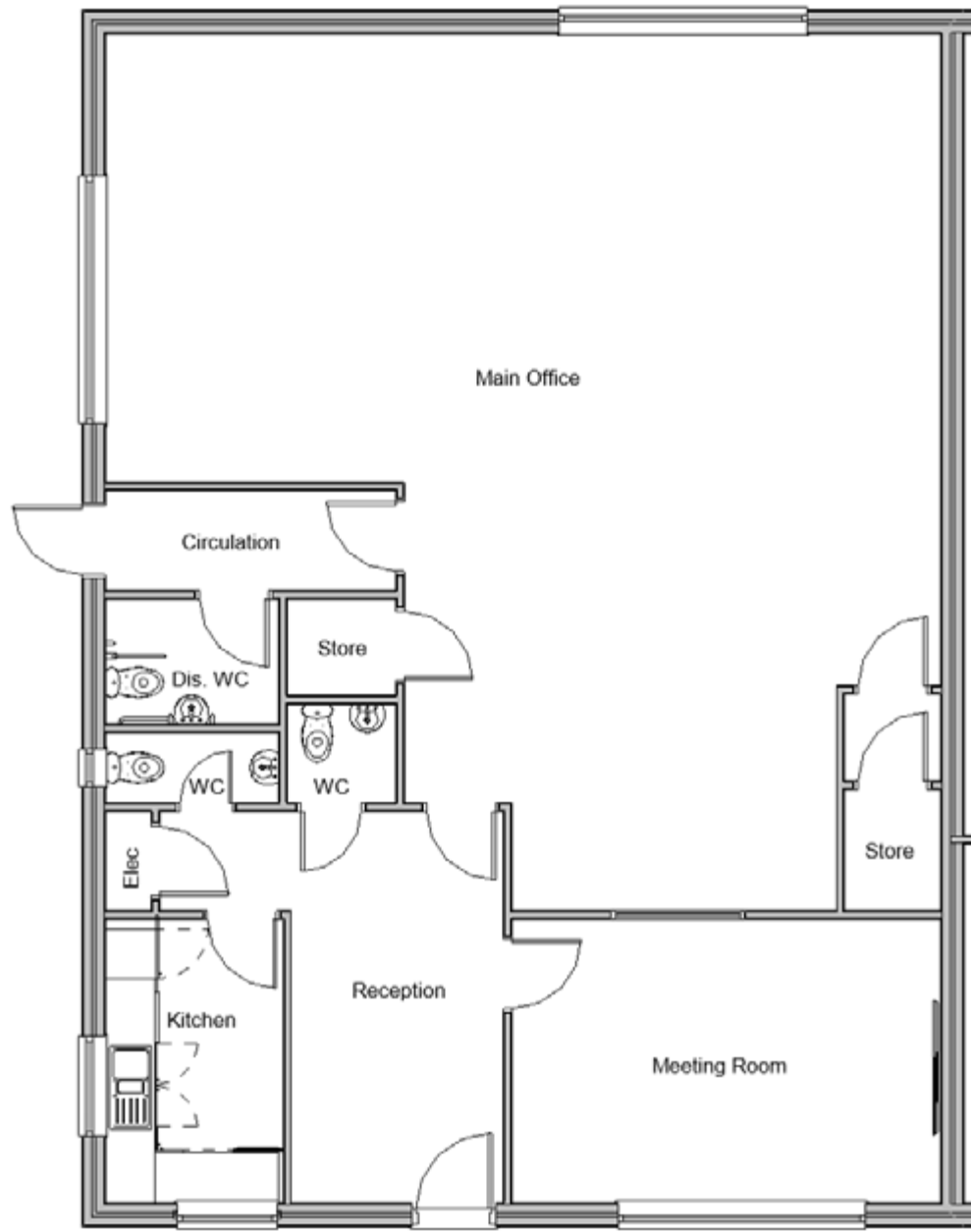
Internally the premises are arranged to provide offices/ business space, and the premises would lend themselves to a variety of business uses. There are toilet and welfare facilities within the accommodation.

# ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
UNIT 7	129.03	1,389





## TENURE

The offices are available to let by way of an assignment of a lease for a term of 5 years from 10th of May 2022. The lease is granted on Tenants Full Repairing and Insuring Terms at a rent of £15,000 per annum. There is a tenants option to determine the lease with effect from 10th of November 2024 (subject to 6 months notice). There is a rent review due on the 10th of May 2025. The lease is excluded from the Landlord and Tenant Act 1954 Part 2.

A copy of the lease is available from the letting agents upon request.

The landlord may give consideration to the granting of a new lease on terms to be agreed, further details from the letting agents upon request.

## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for User Class E of the Town and Country Use Classes Order 1987.

## SERVICES

(Not tested at the time of our inspection)

The property benefits from mains water, electricity and drainage.

## RENT

£15,000 per annum (Exclusive) to be paid quarterly in advance by standing order.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the assignment of the lease. The assignee is to be responsible for the landlords legal costs incurred in respect of the assignment of the lease.

## VAT

The property is understood to be elected for VAT.

## RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£10,500	£ 5,240	D (87)

RATES

EPC

Small Business Relief maybe available dependent on circumstances.

## LOCAL AUTHORITY

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



0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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