



## TO LET - COMMERCIAL UNIT

LOWER HOUSE FARM, KENWICK PARK, ELLEMERE, SY12 9AJ

# KEY POINTS

3,455  
SQFT

TOTAL GROSS INTERNAL FLOOR AREA



COMMERCIAL UNIT

EAVES HEIGHT  
4.7<sup>M</sup>

ALL MEASUREMENTS ARE APPROXIMATE




£8,500

PER ANNUM


(EXCLUSIVE)

James Evans

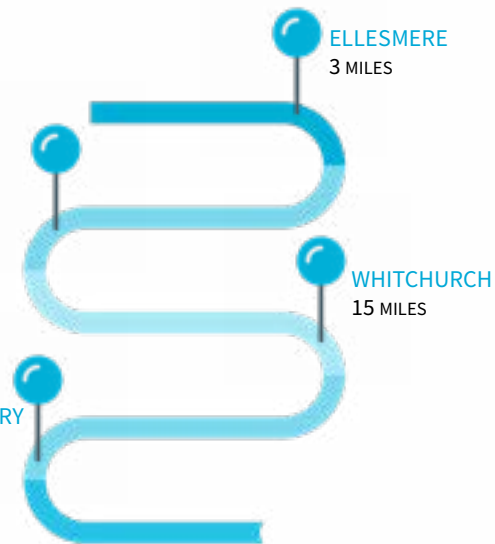
 07792 222 028

[james.evans@hallsgb.com](mailto:james.evans@hallsgb.com)

Commercial Department

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)



# LOCATION

The property is located in the property known as Lower House Farm in Kenwick Park. The property is accessed via a shared private access with Lower House Farm.

The property is located approximately 3 miles south of the town of Ellesmere and approximately 20 miles north of Shrewsbury.



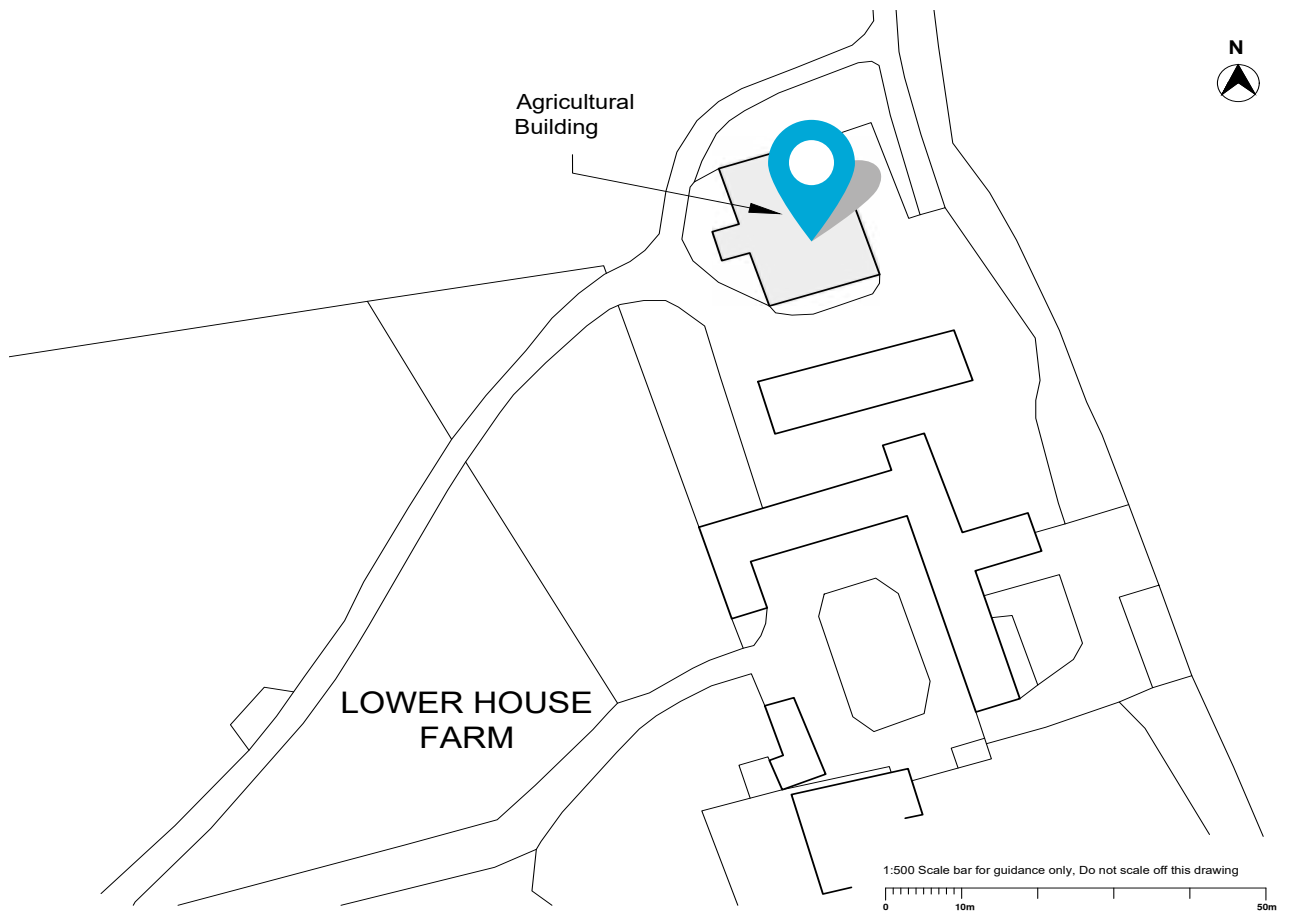
# 3,835

## ELLESMERE POPULATION

2011 CENSUS







## DESCRIPTION

The property comprises of detached commercial unit that provides a Total Gross Internal Floor Area of approximately 3,455 ft sq (320.95 m sq). The unit has an eaves height of approximately 4.7 metres and is of steel portal framework clad in part blockwork and cladding. The unit benefits from generously sized door openings to the front elevation.

The unit externally benefits from a concrete apron providing parking and servicing. The unit would ideally lend itself to commercial storage.



## ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
TOTAL GROSS INTERNAL FLOOR AREA	320.95	3,455



## TENURE

The property is available to let on a new Tenants Full Repairing and insuring Lease for a length of term by negotiation with rent reviews at three yearly intervals. The lease is to be granted outside the landlord and Tenant Act 1954 Part 2.

## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning consent for Use Class B8 of the Town and Country Use Class Order 1987.

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity and private drainage were connected to the property.

## RENT

£8,500 per annum (Exclusive) to be paid quarterly in advance by standing order.

## LEGAL COSTS

Each party are to be responsible for their own legal costs associated with the sale of the property.

## VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable on the rent.

## RATES/EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	TBC

## LOCAL AUTHORITY

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



0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

