



TO LET – PROMINENTLY LOCATED COMMERCIAL UNIT

6-7 LANCASTER ROAD | SHREWSBURY | SHROPSHIRE | SY1 3LG



KEY POINTS

10,404

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



VARIETY OF
COMMERCIAL USES

AVAILABLE AS A
WHOLE OR
IN PART

ALL MEASUREMENTS ARE APPROXIMATE



RENT

£55,300

PER ANNUM
(EXCLUSIVE)

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Halls

COMMERCIAL

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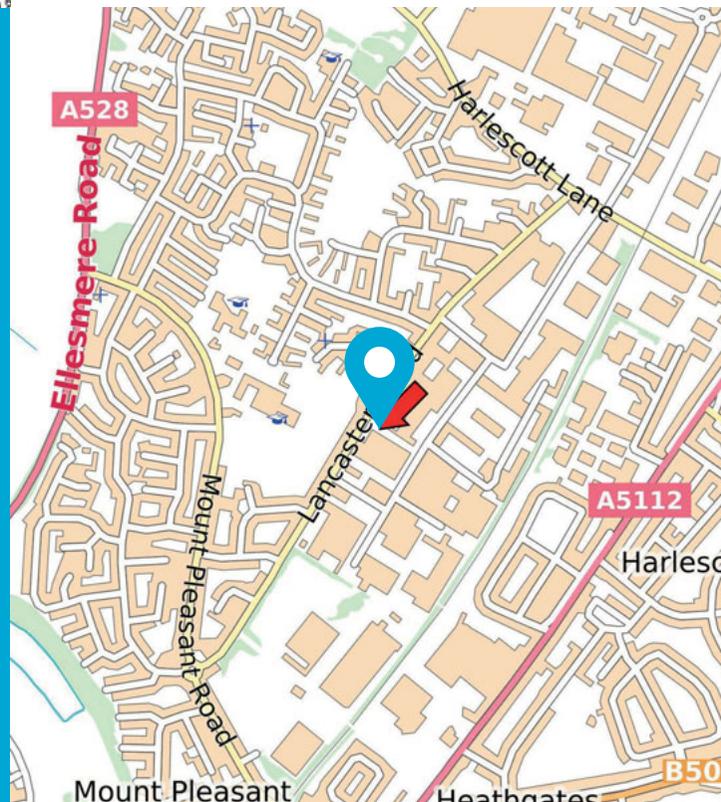
LOCATION

The property is prominently located fronting onto Lancaster Road on the northeastern edge of the town of Shrewsbury. The property is located within proximity of all local amenities and is situated in an established commercial area where surrounding occupiers include Rolling Homes and GTS.

The property is located within easy access of Battlefield Road that provides access to the AT/M54 Dual carriageway and the national road network.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 76,782 at the 2021 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).



SHREWSBURY
POPULATION

76,800

APPROXIMATELY



what3words
faster.punch.fall



DESCRIPTION

The property provides a prominently located detached commercial unit providing a Total Gross Internal Floor Area of approximately 10,404 ft sq (966.46 m sq) that would lend itself subject to any statutory consents to a variety of commercial, leisure and quasi retail uses .

The property is arranged to provide units 6 and 6a that provides a Total Gross Internal Floor Area of approximately 5,894 ft sq (547.51 m sq) on the ground floor arranged as commercial space with offices and welfare facilities and a first-floor area with a Total Gross Internal Floor Area of approximately 367 ft sq (34.10 m sq). This part of the property has an eaves height of approximately 5.33 metres.

Unit 7 provides a Total Gross Internal Floor Area of approximately 4,143 ft sq (384.85m sq) on the ground floor and is arranged as commercial space with offices and welfare facilities and has a roller shutter door opening with a width of approximately 3 metres. This part of the property has an eaves height of approximately 5.33 metres.

The property benefits from an extensive road frontage onto Lancaster Road and a large car parking area with a service yard area.



ACCOMMODATION

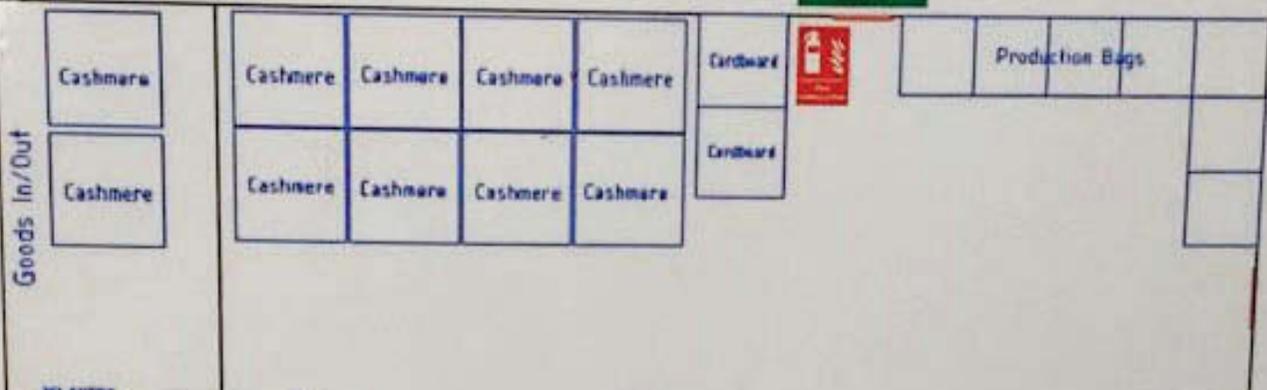
(All measurements are approximate)

DESCRIPTION	M SQ	SQ FT
UNIT 6 AND 6A - GROUND FLOOR		
TOTAL GROSS INTERNAL FLOOR AREA	547.51	5,894
FIRST FLOOR		
TOTAL GROSS INTERNAL FLOOR AREA	34.1	367
UNIT 7 - GROUND FLOOR		
TOTAL GROSS INTERNAL FLOOR AREA	384.85	4,143
EXTERNAL - CAR PARK		

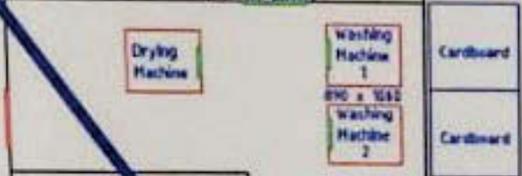


YOU ARE HERE

EXIT

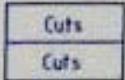
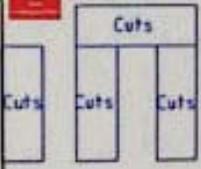


NO ENTRY



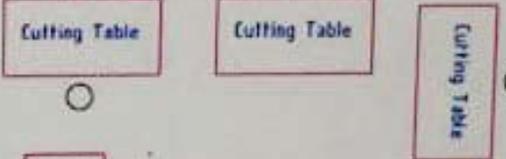
Drying Room

EXIT



Cuts

EXIT



Production Racking

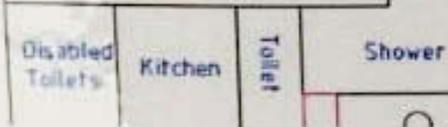
Flatbed/Flatbed

Flatbed/Flatbed

Flatbed/Flatbed

Production Racking

EXIT



Empty

Production Racking

Cuts

Cuts

Production Racking

Production Racking

Production Racking

PLANNING

Prospective tenants should make their own enquiries.

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

The property would lend itself to a variety of potential uses, subject to statutory consents.

RENT

£55,300 per annum (exclusive) to be paid quarterly in advance by standing order

TENURE

The property is offered to let on a new lease on Tenants Full Repairing and Insuring Terms for a length of term by negotiation. There will be rent reviews at three yearly intervals. The property can be let as a whole or in part.

For further information please contact the letting agents.

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
UNIT 6 & 6A RATEABLE VALUE: £22,500 RATES PAYABLE: £11,227	C (72)
UNIT 7 RATEABLE VALUE: £13,500 RATES PAYABLE: £6,736	



RATES



RATES



EPC

SERVICES

(not tested)

All services are understood to be connected to the property.

VAT

The property is understood to be elected for VAT therefore VAT will be payable on the rent.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal cost in respect of granting the lease

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

Commercial Department

01743 450 700

commercialmarketing@halls.gb.com

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