

Business Units, Trade Counter, Warehouse TO LET



Unit 19, Severn Farm Industrial Estate, Welshpool, SY21 7DF

To Let- Trade Counter/Commercial unit forming part of established industrial estate

Summary

Tenure	To Let
Available Size	2,896 sq ft / 269.05 sq m
Rent	£18,000 per annum
Rates Payable	£3,243.50 per annum
Rateable Value	£6,500
EPC Rating	Upon enquiry

Key Points

- Forming part of an established industrial estate on the edge of Welshpool
- Total Gross Internal Floor Area 2,896 ft sq (269.02 m sq)
- Commercial unit offering trade counter/workshop with offices and welfare facilities space suitable for a variety of uses
- Benefiting from good connectivity

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DESCRIPTION

The property comprises of a mid terraced commercial unit that would lend itself to a variety of trade counter/commercial uses. The unit is arranged to provide a Total Gross Internal Floor Area of approximately 2,896 ft sq (269.02 m sq) that is arranged to provide workshop/warehouse space, offices and welfare facilities. The commercial unit has an eaves height of between approximately 10'9" ft (4.35 metres) and 16'10" (6.81 metres) an up and over door with a width of approximately 3.61metres.

The unit benefits from designated car parking to the front of the unit and there is servicing to the unit from the estate road within the industrial estate.

LOCATION

The property is located forming part of Severn Farm Industrial Estate, which provides the premier commercial estate serving the town of Welshpool. Severn Farm Industrial Estate provides an established Industrial estate with the surrounding occupiers including CEF, Trailhead and Sandersons. The unit forms part of a terrace of commercial/trade counter units.

The industrial estate benefits from good connectivity and access to all local amenities.

Welshpool is an established market town which also serves as an administrative centre. The town had a population of 5,940 at the 2021 census. It is strategically well located at the intersection of the A458, A483 and the A490. The town is located approximately 19 miles west of the Town of Shrewsbury and 14 miles north east of the town of Newtown and 15 miles south west of the town of Oswestry.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,896	269.05
Total	2,896	269.05

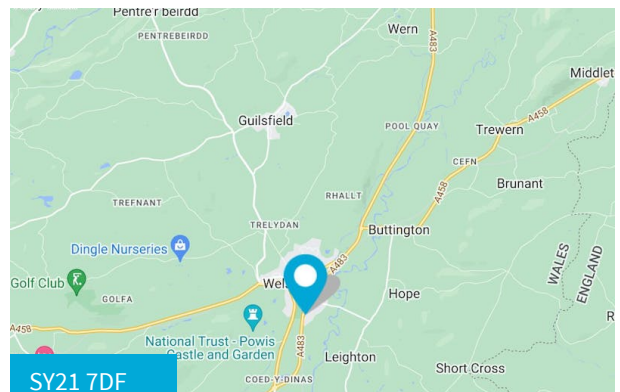
TERMS

The property is offered to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring terms.

PLANNING

The property is understood to benefit from Use Class B and would lend itself to a variety of office and commercial uses.

SERVICES



Viewing & Further Information JAMES EVANS

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(not tested)

The property is understood to benefit from mains water, electricity (including three phase) and drainage.

LOCAL AUTHORITY

Powys County Hall

Spa Road East

Llandrindod Wells

Powys

LD1 5LG

01597 826000

VAT

Not applicable.



