

TO LET

Halls¹⁸⁴⁵

COMMERCIAL

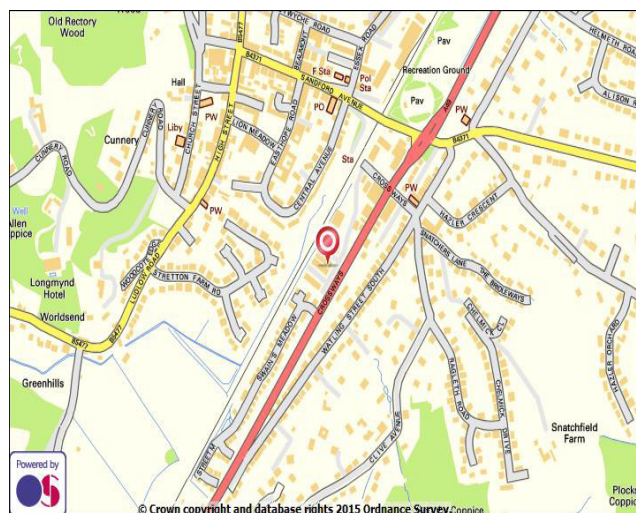
INDUSTRIAL

The Mynd Industrial Estate, Church Stretton, Shropshire
SY6 6EA



- 228.8 - 229.8 sq m (2,436 - 2,474 sq ft)
- Convenient position off A49
- Suitable for light industrial/ fabrication uses

Rent: £11,206.65 - £11,504.10 per annum (exclusive)



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Location

Church Stretton is an attractive town in South Shropshire. The town lies on the A49, approximately 13 miles south of Shrewsbury and 15 miles north of Ludlow. The town sits at the foot of the Shropshire Hills and is within an Area of Outstanding Natural Beauty.

The Mynd Industrial Estate comprises 11 workspace units located just off the A49 to the South of Church Stretton, between Church Stretton and Craven Arms.

Description

The units range from 2,467 to 2,474 sq ft and are arranged in four terraces.

Each unit contains an office, production area and w.c. accommodation and can be accessed via a goods loading door to the production area or separate personnel doors.

Each unit has production area heaters and 3-phase electricity supply. There are designated parking spaces, landscaped areas and a site security barrier.

Accommodation

(All measurements are approximate only)

Unit 7	226.3 sq m (2,436 sq ft)
Unit 8	229.8 sq m (2,474 sq ft)
Unit 11	228.8 sq m (2,463 sq ft)

Planning

Interested parties are advised to make their own enquiries to the local authority. We understand that the building has consent for B1, B2 and B8 uses within the Town and Country Use Classes Order 1987.

Guide Rent

Unit 7	£11,250
Unit 8	£11,504.10
Unit 11	£11,206.65

All asking rents quoted are per annum (exclusive).

Tenure

The units are available on new tenant's full repairing and insuring leases on flexible terms to be agreed.

In addition to the rent, the leases will be subject to service charge provisions and further details are available from the agents upon request.

Rateable value

Interested parties should make their own enquiries to the Local Authority. We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Unit	Rateable Value	Rates Payable
7	£9,200	£2,340
8	£9,900	£1,663.20
11	£9,900	£1,663.20

Please note: business rates payable reflect the government's current policy on small business rates relief. We cannot guarantee that this relief will continue indefinitely.

Energy performance rating

Available upon request.

Legal costs

Each party is to be responsible for their own legal fees in respect of this transaction.

Services

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective purchasers should make their own enquiries.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND Telephone: 0345 678 9000.

VAT

All rents quoted are exclusive of VAT, where applicable.

Viewing

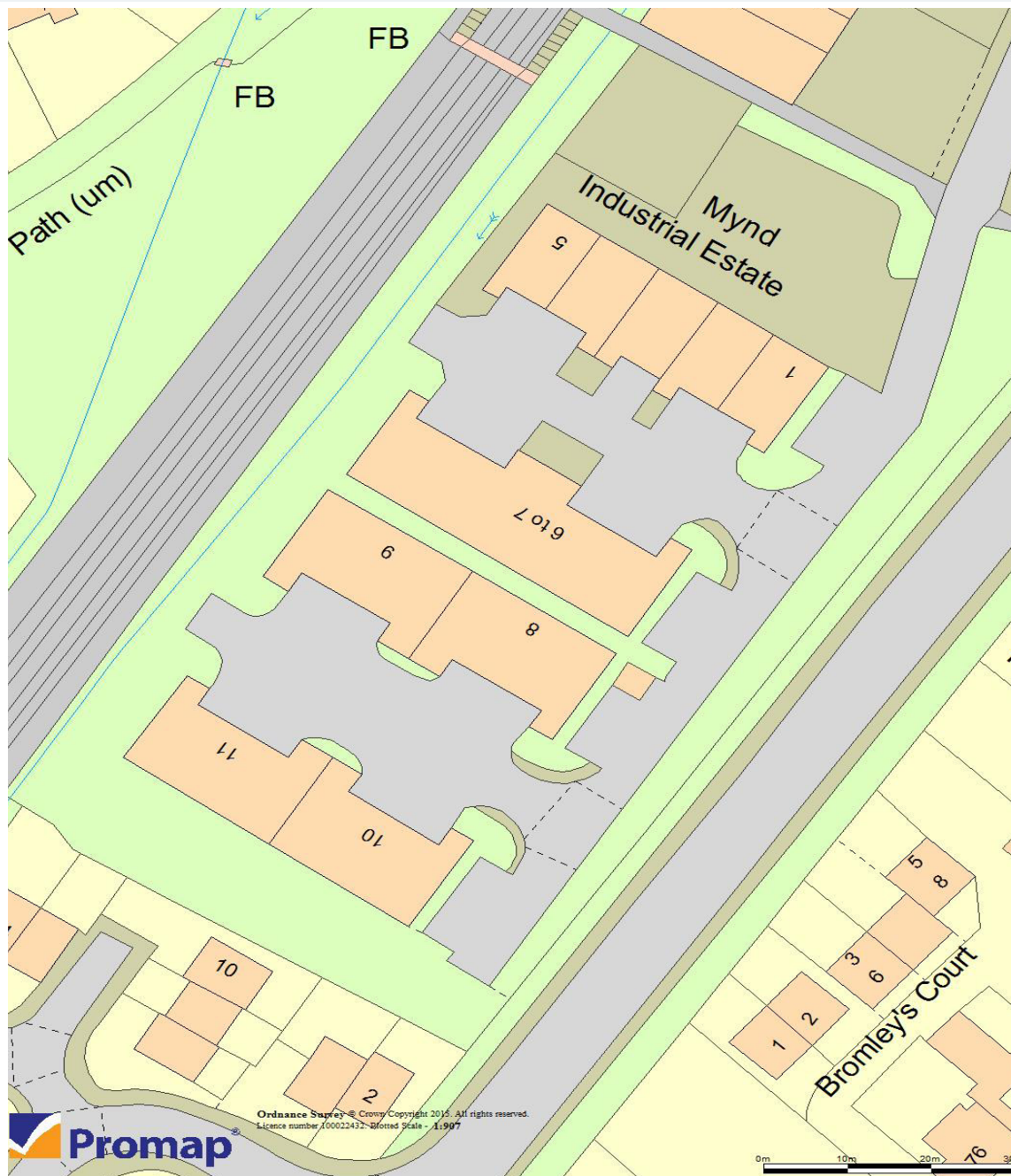
Strictly by prior arrangement with the Joint Agents. For more information or to arrange a viewing please contact James Evans or Rebecca Welch at Halls, on 01743 450 700, or Jayne Furnival or Kathryn Smart at Langtree, on 0845 054 0466.



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COMMERCIAL

langtree



RICS

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 offer 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.

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Shrewsbury / West Midlands / Worcester