

BOWEN

PROPERTY SINCE 1862



Annual Rental Of £11,000

Unit 3 West Way, Bank Top Industrial Estate,
St. Martins, Oswestry, SY10 7HE

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General Remarks

Purpose built commercial unit of portal frame construction

Roller shutter door with separate pedestrian door

Good transports links to A5/A483

Mains services, w.c. and vehicle parking

EPC Rating 69/C

Extending to circa to 1885 sq ft (175.10 sq m) or thereabouts



A rare opportunity to lease a purpose-built commercial unit of traditional steel portal frame construction beneath a pitched roof of height 12' 8" (3.86m) rising to 17' 5" (5.31m) incorporating natural light panels, located in the Bank Top Industrial Estate on the edge of the village of St. Martins just off the A5/A483 trunk road. Benefitting from a roller shutter door [10' 9" x 9' 10" (3.28m x 2.99m)] with separate pedestrian door, w.c., and parking.

Location: The unit forms part of the Bank Top Industrial Estate on the edge of the village of St. Martins. The industrial estate has recently undergone a major scheme of modernisation and benefits from excellent links onto the A5/A483 trunk roads giving easy access to Oswestry, Shrewsbury, Wrexham and Chester together with the A55 and motorway network. The area has an excellent bus service, whilst the nearby village of Gobowen (3 miles) has a main line train station offering direct services to Birmingham and Chester.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

VAT: We understand the unit is elected for VAT and will be paid in addition to the rental price.

Local Authority: Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

Business Rates: We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2024/25): £8,400.00

Rates Payable (2024/25): £3,982.02

Interested parties should make their own enquiries to the local authority.

EPC Rating 69|C

Lease Terms: The property is available on a new Full Repairing and Insuring lease, for a term to be agreed.

Legal Costs: The incoming tenant is to be responsible for the landlord's legal costs associated with the granting for a new lease.

Services: All mains' services are understood to be available or connected to the property.

Viewing and Further Information: For viewing and further information please contact the sole letting agent at our Ellesmere Office on (01691) 622534.

Directions: From the A5/A483 Gledrid Roundabout turn onto the B5070 signposted to St. Martins. Continue for 1 mile before turning left onto the Bank Top industrial Estate. Upon entering the industrial estate take the first left where Unit 3 will be visible at the end of the road.





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