



Roger
Parry
& Partners

COMMERCIAL UNITS TO LET

Teggs Farm, Wattlesborough, Shrewsbury, Shropshire, SY5 9EA

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TEGGS FARM • WATTLESBOROUGH • HALFWAY HOUSE • SHREWSBURY • SHROPSHIRE • SY5 9EA

Roger Parry & Partners are delighted to have been instructed to offer the opportunity to rent two commercial units conveniently located on the A458 between Shrewsbury and Welshpool within a secure yard. The buildings are suitable for a range of storage uses and are available for immediate occupation.

Location

Teggs Farm is well situated in Wattlesborough, between Shrewsbury and Welshpool, and is accessed directly off the A458 which provides accessible links to the wider national road network.

The Site

The site consists of several units within a secured compound with the entrance from the public road having an automatic code-operated gate leading into to the concreted yard. CCTV is also installed providing extra security. There are shared WC facilities and parking spaces within the yard.

Unit 4

Guide Price: £4,800 per annum

A block and metal sheet clad building with mono-pitched roof, accessed from the concrete yard by a large manually operated gate. This unit is approximately 60ft x 20ft providing a total covered floor space of 1,200 sq ft.

Unit 6

Guide Price: £9,600 per annum

Consisting of a Dutch barn with large lean-to of metal sheeting. The unit benefits from an electric roller shutter door and a separate pedestrian door. Measuring approximately 60ft x 40ft, internally the unit is open plan amounting to 2,400 sq ft of floor area.

Shrewsbury: 6 miles • Welshpool: 8 miles • Oswestry 16 miles



SERVICES

Electricity and water available on site.

TENURE

The property is available as a whole or as two separate units. The premises are available to let on a new tenant's full repairing and insuring lease for a term which is negotiable.

The lease is to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

LOCAL AUTHORITY

Shropshire Council.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendor's agents are responsible for defining the boundaries or ownership thereof.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is let subject to and with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The prospective tenant shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a letting or entitle any party to compensation.



Directions:

From Shrewsbury, travel westbound along the Welshpool Road. At the Churncote Roundabout take the second exit, continuing along the A458 through Ford for approximately 5.5 miles. After passing the signs for Wattlesborough and entering the 50mph zone, Teggs Farm is approximately 0.2 miles on the left hand side, as indicated by the Agent's 'To Let' Board.

What3words ///lifters.conveying.depend

Viewing arrangements

Viewing of the property is strictly by appointment only through

Kirsty Betton

Roger Parry & Partners LLP

Please contact our Head Office:

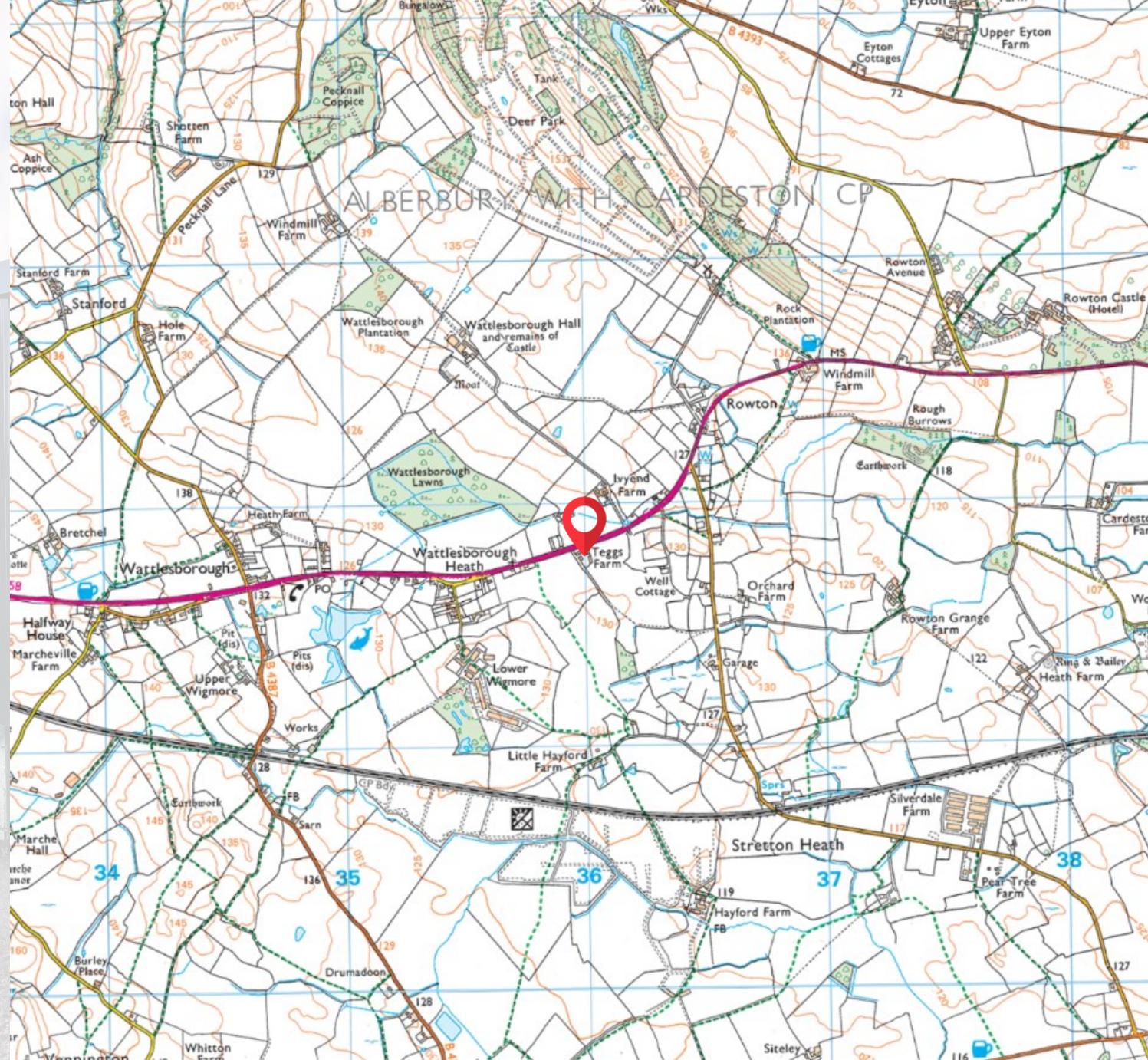
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.