



To Let: Unit 2 Shrewsbury Road

Craven Arms | Shropshire | SY7 9QH





Prime Commercial Opportunity in Craven Arms

This detached, single-storey commercial unit is prominently located on the A49 Trunk Road, on the edge of Craven Arms, offering excellent visibility and access to major transport links. With a total Gross Internal Floor Area of approximately 3,530 sq ft (327.91 m²), including a mezzanine floor and a large secure yard, it provides flexible space for a variety of commercial or alternative uses (subject to statutory consents).

Ideal for businesses seeking exposure and functionality, this property is perfect for expansion or new ventures. Viewing is recommended to fully appreciate its potential. Rent: £21,500 per annum, exclusive.

Unit 2, Shrewsbury Road

This prominently located detached single-storey commercial unit features a small mezzanine floor and offers a flexible layout ideal for a variety of uses. The property comprises a spacious workshop/showroom, office areas and welfare facilities, providing a total Gross Internal Floor Area of approximately 3,530 sq ft (327.91 m²).

The unit boasts an eaves height of around 4.5 metres, a roller shutter door (4.5 metres wide) at the rear and a partially glazed frontage, enhancing both access and natural light.

The mezzanine floor adds an additional 420 sq ft (39.01 m²) of space, suitable for storage or office use.

Externally, the property benefits from a large, secure yard area, partly concreted and part hardcored plus a parking forecourt to the front. Constructed using traditional portal framework, this property is versatile and can accommodate a wide range of commercial or alternative uses, subject to statutory consents. Viewing is recommended to fully appreciate the potential of this well-located property.



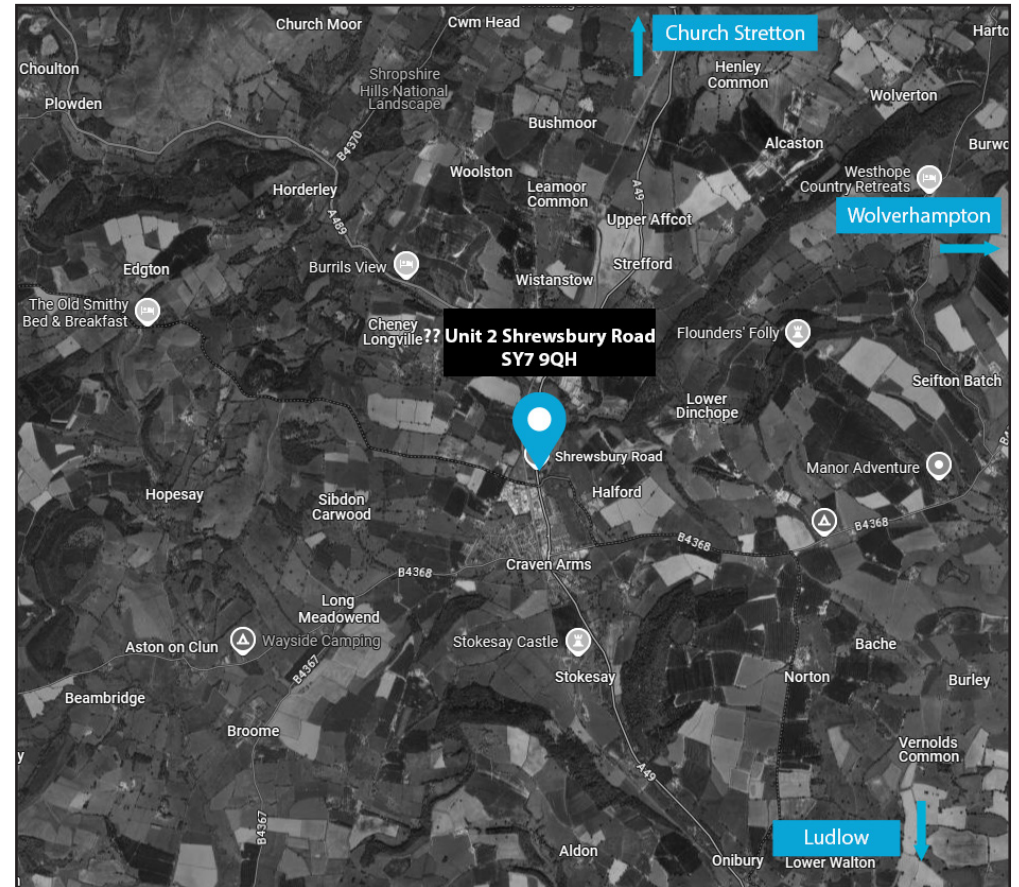
Location

The property is strategically located fronting the A49 Trunk Road on the edge of Craven Arms, a key route connecting Shrewsbury and Hereford. This prime location provides excellent visibility and easy access to major transport links, making it ideal for businesses seeking exposure and convenience. Situated in a mixed-use development area, the property is within close proximity to all local amenities, ensuring both convenience and connectivity.

Key Location Highlights

- Direct access to the A49 Trunk Road, offering connections to Shrewsbury, Hereford, and beyond.
- Close to local services, retail outlets, and leisure facilities within Craven Arms.
- Nearby businesses include Wynnstay, Newington Garage and Fernite, providing a diverse and established business environment.
- Craven Arms serves as a key economic centre within South Shropshire, with a strong local business community and increasing demand for commercial spaces.

Craven Arms offers an ideal location for businesses seeking both regional connectivity and a strong local presence, combining transport links, economic activity and access to essential services.



Accommodation

GROUND FLOOR

Total Gross Internal Floor Area of Approximately = **3,530 sq ft** | (327.91 sq m)

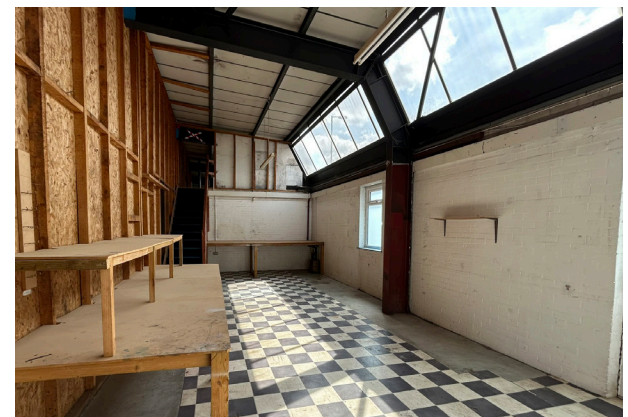
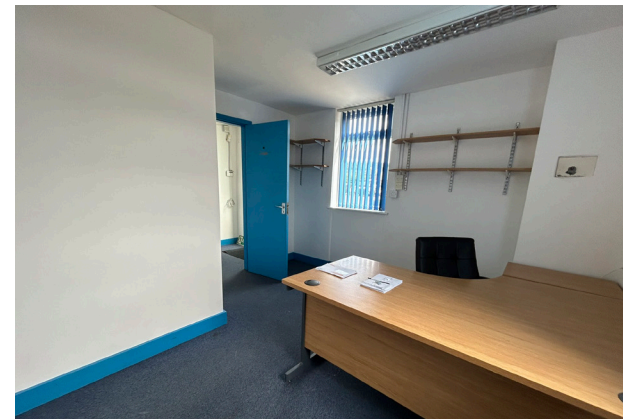
MEZZANINE FLOOR

Total Gross Internal Floor Area of Approximately = **420 sq ft** | (39.01 sq m)

OUTSIDE

Car parking forecourt area
Secure rear service yard area

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current rateable value = £11,750

Rent

£21,500 (Twenty One Thousand Five Hundred pounds) per annum exclusive.

VAT

It is understood that the property is not elected for VAT. Therefore VAT will not be payable on the rent of the property.

EPC

To order.

Legal Costs

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

Local Authority

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury, Shropshire, SY2 6ND



0345 678 9000



WWW.SHROPSHIRE.GOV.UK

Tenure

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

Services

Not tested. The property is understood to benefit from mains gas, water, electricity and drainage. The property has the benefit of gas fired air blown heater.

Planning

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

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 over 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. 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 over 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.



Halls

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

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

