

TO LET

New Street Garage, New Street,
Bishops Castle, Shropshire SY9 5DQ

Halls¹⁸⁴⁵

COMMERCIAL



Prominent warehouse/showroom/offices

- GIA 2,106 sq ft (195 m sq)
- Suitable for a range of uses - subject to statutory consents
- Situated in the centre of Bishops Castle
- Site area of 0.808 Acres (0.0327 Hectares)

Rent: £10,800 per annum (Exclusive)

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01743 450 700

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LOCATION

The property is located in the town of Bishops Castle where all local amenities are available. Bishops Castle is an established market town with a population of approximately 1,630 people and a large rural catchment. Bishops Castle is located approximately 30 miles from the town of Shrewsbury and 16 miles from the town of Welshpool.

The property is located in the centre of the town of Bishops Castle in a mainly residential quarter of the town.

DESCRIPTION

The property comprises a block built warehouse with an elevated, pitched A-frame roof. The property was previously in use as a cycle show room and repair centre, with associated ancillary mezzanine storage, and back office/welfare facilities.

The property would lend itself to a range of alternate uses - subject to statutory consents.

ACCOMMODATION

(All measurements are approximate only)

	Sq Ft	Sq M
Ground Floor	1,629	151.4
First Floor	477	44.3
TOTAL	2,106	195.7

The site extends to approx. 0.0808 acres (0.0327 ha) providing moderate site coverage.

RENT

£10,800 per annum (exclusive)

TENURE

Change to length of lease by negotiation with three yearly intervals

RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value:	£6,100
Rates Payable:	The current Tenant benefits from (SBR) Small Business Rates Relief.

Prospective tenants should make their own enquiries to the Local Authority.

EPC

The energy efficiency rating for this property is D (96)



PLANNING

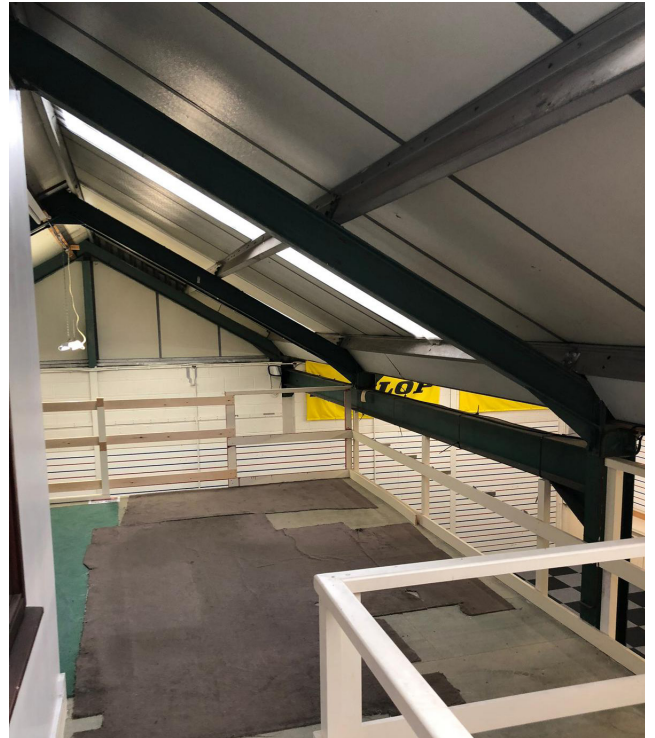
Prospective tenants should satisfy themselves regarding their proposed use of the property.

VAT

All figures and prices quoted are exclusive of VAT. It is understood that the property is elected for VAT.

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LEGAL COSTS

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

SERVICES

(Not tested at the time of our inspection).

Prospective tenants are advised to satisfy themselves regarding the satisfactory connection of services to the property. However we understand that mains water, electricity and drainage are connected to the unit including a three phase supply (subject to any normal connection charges) and the property is alarmed.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

FINANCIAL ACT 1989

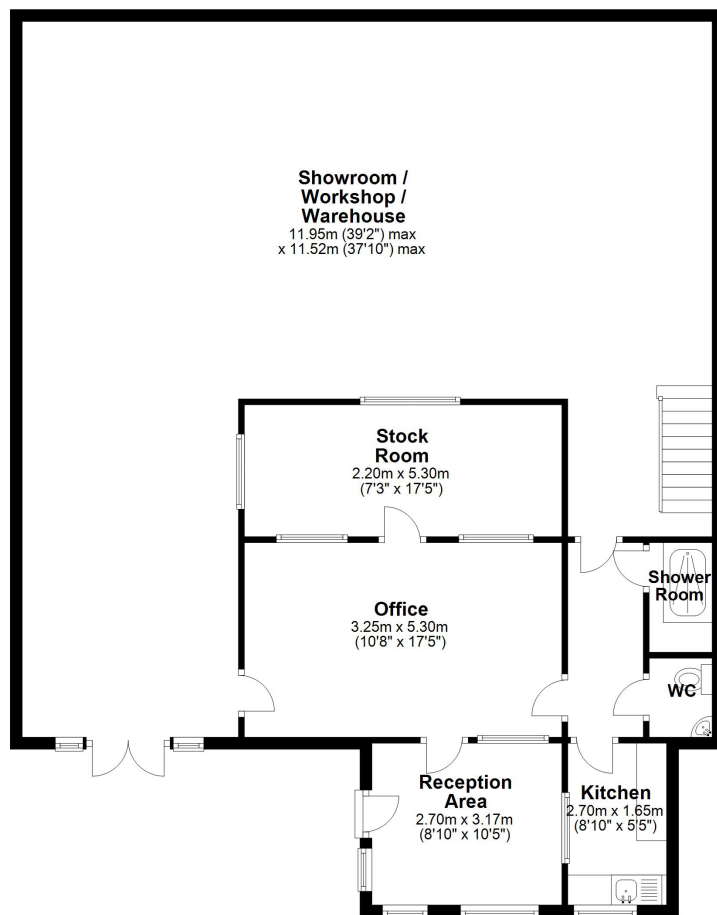
Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is not elected for VAT. All figures in these particulars are quoted exclusive of VAT.

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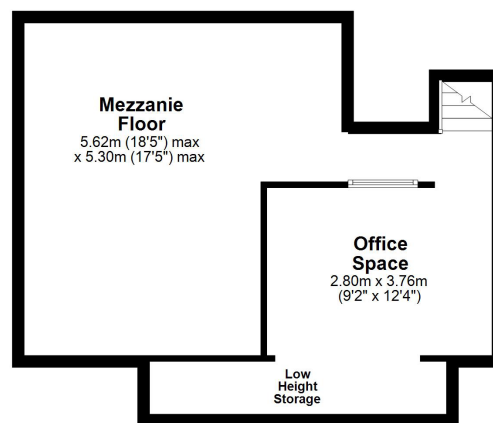
Ground Floor

Approx. 151.4 sq. metres (1629.6 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 195.7 sq. metres (2106.9 sq. feet)

New Street Garage, Bishops Castle

Viewing via the sole agents:

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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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