

TO LET

TSR

TOWLER SHAW ROBERTS

AGRICULTURAL STORAGE BUILDING IN PLEASANT RURAL SETTING



UNIT AT LLANHEDRIC FARM

CLUN

CRAVEN ARMS

SHROPSHIRE

SY7 8NG

- Steel portal frame agricultural storage unit with 3 front access doors and parking facilities.
- Versatile accommodation extending to approx. 6,039 sqft (561 sqm) with a minimum eaves height of 5m.
- Occupying a rural location between Clun and Bishops Castle, close to the main road network.
- Available To Let on flexible lease terms.
- Rent **£18,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a pleasant rural setting within the Shropshire countryside conveniently located just outside Clun and forms part of a complex of farm buildings located just off the A488.

Clun is an attractive rural village in South Shropshire supporting a range of local amenities with good road links to surrounding towns including Craven Arms (9 miles east), Bishops Castle (5.8 miles north) and Ludlow (17.9 miles east) with access via the A49 trunk road. The county town of Shrewsbury is situated approximately 27 miles to the north.

Description

The accommodation comprises a spacious storage building extending to approx. 6,039 sqft (561 sqm) benefitting from external parking areas.

The building is of steel portal frame construction and provides versatile accommodation with concrete flooring, LED lighting and 3 front access doors, and is deemed suitable for a range of uses, subject to planning.

Accommodation

Unit	SQFT	SQM
	6,039	561

Services (Not Checked or Tested)

It is understood that mains electricity is connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new lease on flexible terms to be agreed.

Rent

£18,000 per annum exclusive, payable monthly in advance.

Business Rates

To be confirmed.

Energy Performance Rating

The property is classified as a low energy building and is currently exempt for EPC purposes.

Planning

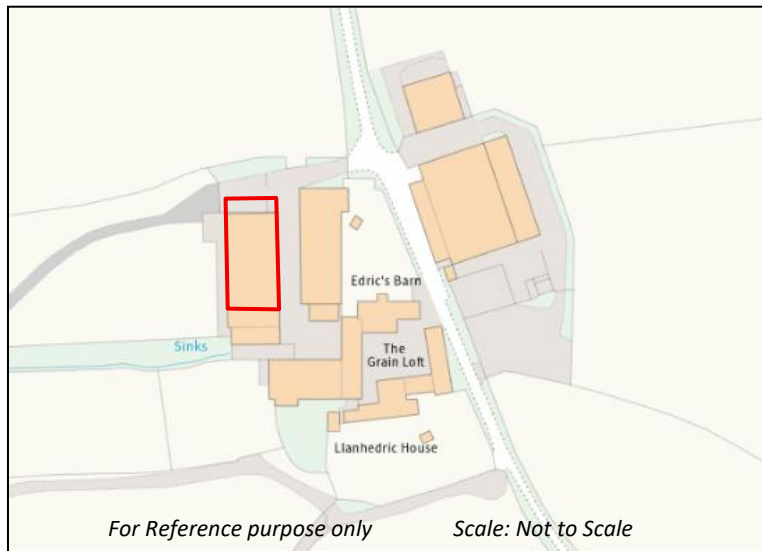
Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

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

Legal Costs

Each party to bear their own legal costs incurred within the transaction.



VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has not elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2026

TSR House

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