



TO LET – PROMINENTLY LOCATED RETAIL SPACE

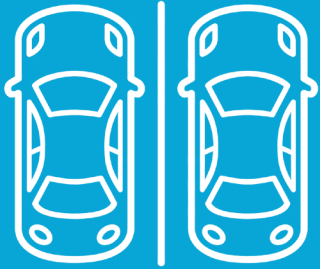
WEM MOTORS | NEW STREET | WEM | SY4 5AD



KEY POINTS

2,540
SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



GENEROUS ON SITE CAR PARKING
AND SERVICING AT REAR

SUITABLE FOR A
VARIETY OF RETAIL AND
COMMERCIAL USES

ALL MEASUREMENTS ARE APPROXIMATE



RENT
£15,000
PER ANNUM
(EXCLUSIVE)

James Evans

 07792 222 028

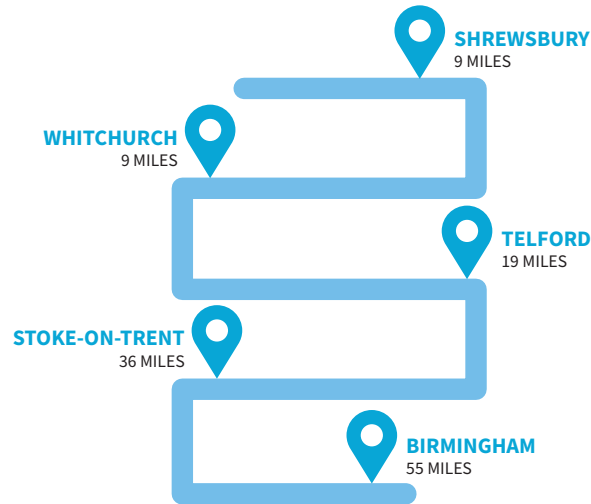
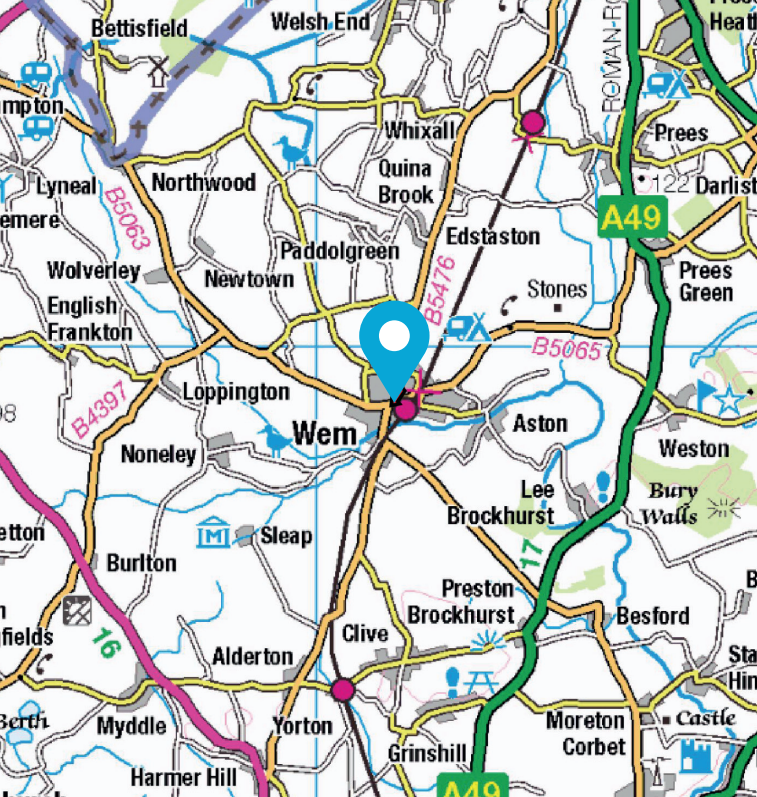
 james.evans@halls.gb.com



Ellie Studley

 07538 912 096

 e.studley@halls.gb.com



LOCATION

The property is prominently located fronting onto New Street in the town centre of Wem and located in proximity to all local amenities. New Street serves as one of the main roads within the town centre of Wem and the property has a large road frontage and is located opposite Wem Business Park.

The surrounding occupiers include J Jenkins Spares and JSL Water Systems Limited.

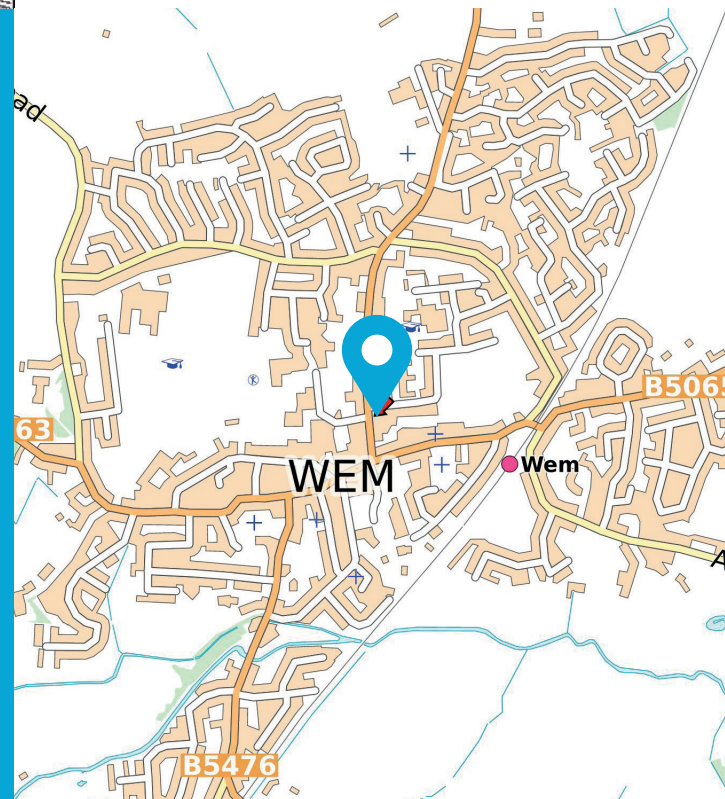
Wem is a market town and civil parish in Shropshire, England, 9 miles (14 km) north of Shrewsbury and 9 miles (14 km) south of Whitchurch.



WEM
POPULATION

6,200

APPROXIMATELY



what3words
mint.await.rejoins



DESCRIPTION

The property comprises of a prominently located single storey commercial property that is arranged to provide a Total Gross Internal Floor Area of approximately 2,540 sq ft. The property is arranged to provide a large open plan retail space with ancillary accommodation.

The property benefits from a generously sized car parking forecourt area that is accessed from New Street and rear servicing/car parking that is accessed from Park Road.

The property would lend itself to a variety of retail/showroom and commercial uses (subject to any statutory consents). An inspection of the property is recommended to fully appreciate the potential of the property.



TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three yearly intervals on Tenants Full Repairing and Insuring Basis.

VAT

The property is understood to not be elected for VAT.

LEGAL COSTS

The incoming tenant is to be responsible for legal costs incurred in respect of the lease for the property.

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
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TBC

TBC

SERVICES

(not tested)

All Mains services are understood to be available to the property. We understand that mains gas requires reconnection to the property. There is understood to be a three-phase electricity supply. All supplies to the property are sub-metered. Further detail from the letting agents is available upon request

PLANNING

Prospective tenants should rely on their own enquiries.

We understand that the property benefits from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

ACCOMMODATION

(all measurements are approximate)

Total Gross Internal Floor Area of approximately 2,540 sq ft.

Arranged to provide to provide retail showroom space with ancillary stores and toilets and staffroom facilities

Outside

Car parking forecourt area

Rear servicing and car parking.

LOCAL AUTHORITY

Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

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

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com



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