



To Let: 1 Sandford Court, Sandford Avenue

Church Stretton | Shropshire | SY6 6BH

Halls



Care Services Offered:

- Sleep in
- Live-in Care
- 24 Hour Home Care
- Companionship
- Housekeeping
- Shopping
- Personal Care
- One to One Care
- Meal Preparation
- Escort to Hospital/Accompany

0800 000004
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To Let - Prime Retail/Commercial Opportunity in the Popular Market Town of Church Stretton

1 Sandford Court presents a versatile commercial lock up shop unit offering a Total Net Sales Area of Approximately 653 sq ft (60.7 sq m) of well-presented sales area, ideally suited for a wide range of retail or service-led businesses. Positioned to maximise visibility and footfall, the property provides an adaptable layout that can be tailored to meet the needs of both emerging and established operators.

Available at an asking rent of £8,500 per annum (exclusive), this unit presents an attractive shop unit in a popular tourist area. Its strategic location, combined with steady seasonal and year-round visitors, makes it an excellent opportunity for businesses.

1 Sandford Court

The property comprises of a prominently located ground floor lock up shop unit. The property forms part of a two storey building and is of traditional brick construction under a concrete tile roof cover with a glazed shop front.

The property provides a Total Net Sales Area of Approximately 653 sq ft (60.66 sq m). There is a stores with a Total Net Internal Floor Area of Approximately 63 sq ft (5.85 sq m) and a toilet.

The property would lend itself to a variety of commercial uses.



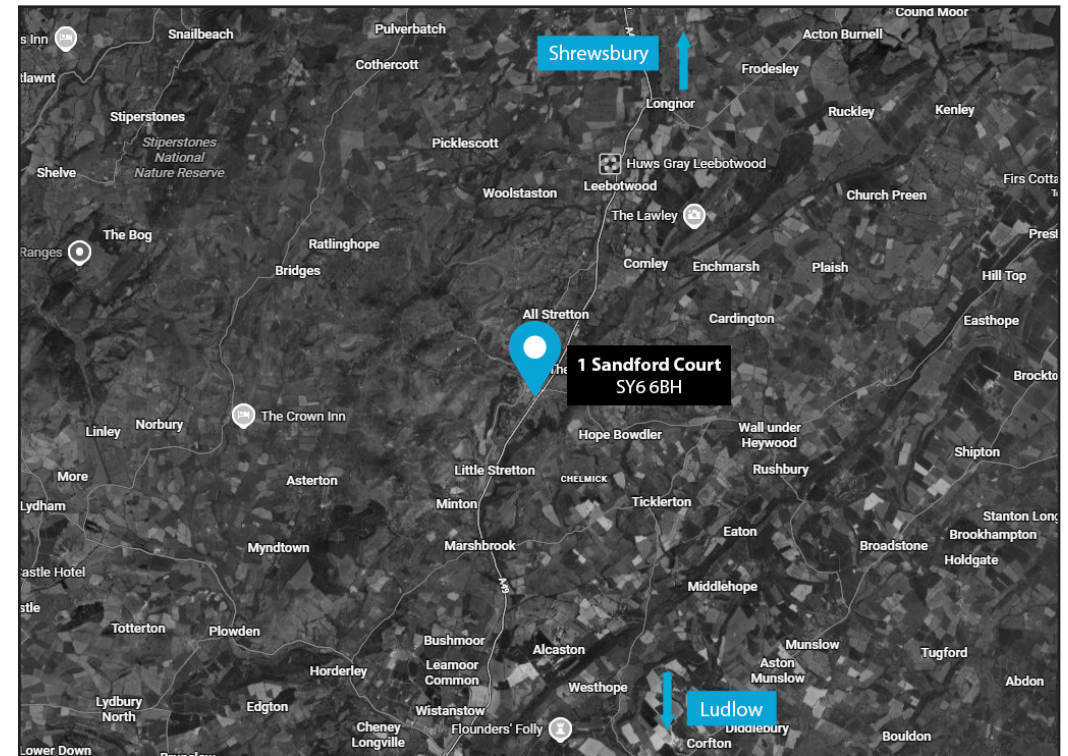
Location

The property is prominently sited on Sandford Avenue, the main retail thoroughfare in the town-centre of Church Stretton - the town's key shopping street, with nearby neighbours such as Chocolate Haven, Rowlands Pharmacy and Appleby & Shaw.

Key Location Highlights

- Church Stretton lies in the heart of the Shropshire Hills Area of Outstanding Natural Beauty, at the foot of the Stretton Hills, and is affectionately known as "Little Switzerland."
- The town sits adjacent to the A49 trunk road, giving easy road access between Shrewsbury (about 13 miles away) and Ludlow/Hereford.
- Church Stretton has a main-line railway station on the Welsh Marches Line (off Sandford Avenue) offering direct services to Shrewsbury, Manchester, South Wales and beyond.
- The area supports a diverse mix of independent shops, cafés, restaurants, and services, bolstered by both local shoppers and visiting tourists drawn by the surrounding hills and natural landscape.

This town-centre location on Sandford Avenue offers the best of both worlds: a well-established local community and easy access for commuters and day visitors, alongside a steady flow of tourists. For a retail or commercial business, the property's position provides a strategic platform to benefit from both regular local demand and seasonal visitor uplift.

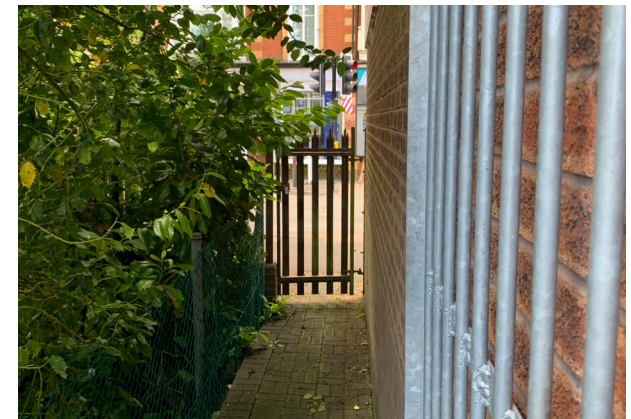


Accommodation

TOTAL NET SALES AREA - 653 ft sq | 60.66 m sq

STORES - 63 ft sq | 5.85 m sq

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current Rateable Value = £8,000

Rent

£8,500 (eight thousand five hundred pounds) per annum (Exclusive) the rent is to be paid quarterly in advance by standing order.

VAT

The property is understood not to be elected for VAT.

EPC

Current Rating = B

Legal Costs

The incoming tenant is to be responsible for the landlords reasonable legal costs incurred in the letting of the property.

Local Authority

Shropshire Council, Shirehall
Abbey Foregate
Shrewsbury, SY2 6ND

0345 678 9000

<https://next.shropshire.gov.uk/>

Tenure

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. There will be a service charge for the communal areas further details available from the letting agents upon request.

Services

(Not tested at the time of our inspection) We understand that mains water, electricity and drainage are connected to the property.

Planning

Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

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



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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

