TO LET

TSR
TOWLER SHAW ROBERTS

NEWLY CONSTRUCTED OFFICE/BUSINESS SPACE WITH GENEROUS ONSITE CAR PARKING







UNITS 2-5
STATION MEWS
STATION YARD
BASCHURCH
SHROPSHIRE
SY4 2FP

- Five newly constructed office/business space units each extending to approximately 369 sqft (34.29 sqm) arranged over ground floor and mezzanine level.
- Built to a high specification providing open plan accommodation and deemed suitable for a variety of uses, subject to planning.
- Convenient location on the outskirts of Baschurch on the B4397, approx. 4.5 miles from the A5 Bypass and 9 miles from Shrewsbury Town Centre.
- The units are available To Let on flexible terms. **Rent £4,000 per annum per unit.**

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The units occupy an attractive semi-rural position on the outskirts of the popular village of Baschurch, located within an established residential and commercial area with convenient access from the B4397, just off the main Shrewsbury to Ellesmere route.

Baschurch is a popular and growing village situated approximately 8 miles north-west of the County Town of Shrewsbury. The village benefits from easy access toward Oswestry, Ellesmere, and the A5/M54 trunk routes, offering good connectivity to both the Mid Wales and the West Midlands conurbation.

Description

The units comprise five newly constructed business/office premises each extending to approximately 369 sqft (34.29 sqm) with the benefit of generous onsite car parking. The units are fit out to a shell specification including provision for a integral W.C and provide flexible open plan accommodation arranged over 2 floors.

The commercial units are considered suitable for a variety of uses, subject to planning.

Accommodation

	Sqft	Sqm	Availability
Unit 1	369	34.29	LET
Unit 2	369	34.29	To Let
Unit 3	369	34.29	To Let
Unit 4	369	34.29	To Let
Unit 5	369	34.29	To Let
Unit 6	369	34.29	LET

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Rent

£4,000 per annum exclusive per unit.

Tenure

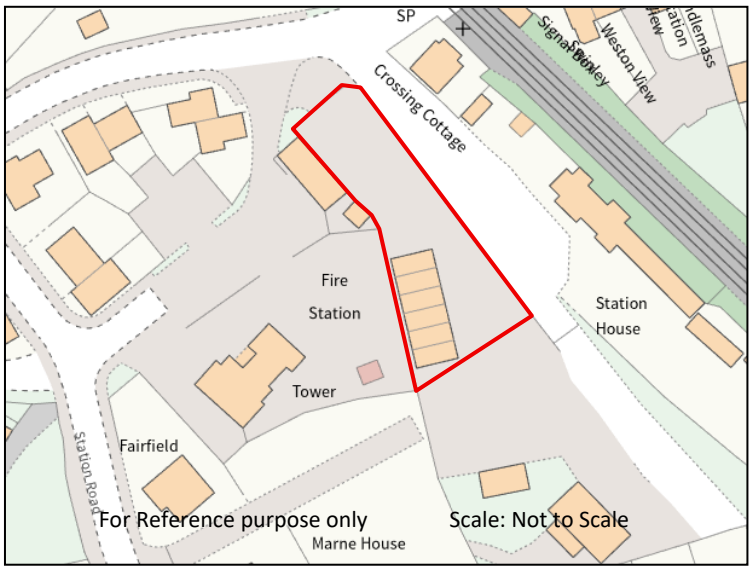
The units are available To Let on flexible terms to be agreed on a tenants effective full repairing and insuring basis.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Workshop and Premises
Rateable Value - £2,175

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



Energy Performance Rating

Available upon request.

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 is to be responsible for their own legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We understand the Landlord has not elected to charge VAT at the present time.

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, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

December 2025/Amended November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
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Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice
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