

TO LET

TSR

TOWLER SHAW ROBERTS

WORKSHOP/STORAGE UNIT WITHIN ESTABLISHED BUSINESS PARK LOCATION



**UNIT 1
THE OLD CREAMERY
FOUR CROSSES
LLANMYNECH
POWYS
SY22 6LP**

- Workshop/storage unit extending in total to approx. 1,732 sqft (160.9 sqm) with small external yard area.
- Ample on-site parking and circulation areas available.
- Conveniently situated on the A483 providing good transport links to Oswestry, Welshpool and Shrewsbury.
- Available To Let on a new Lease on flexible terms to be agreed.
- Rent: **£4,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is situated in a prominent location within Four Crosses, forming part of the established Old Creamery Business Park fronting the B4593 which connects to the A483 trunk road providing direct access to Oswestry and Welshpool. Four Crosses is a small settlement and benefits from a mix of local amenities, situated approximately 8 miles north of Welshpool, 8 miles south of Oswestry and 17 miles west of Shrewsbury.

Description

The property comprises a single storey workshop/storage unit of traditional brick construction extending in total to approx. 1,732 sqft (160.9 sqm) with an integral office and external yard area.

Accommodation

	sqft	sqm
Unit 1	1,732	160.9

Services (Not Checked or Tested)

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

Tenure

Unit 1 is available to Let on a new Tenant's pro-rata full repairing and insuring basis on terms to be agreed.

Rent

£4,500 per annum exclusive.

Business Rates

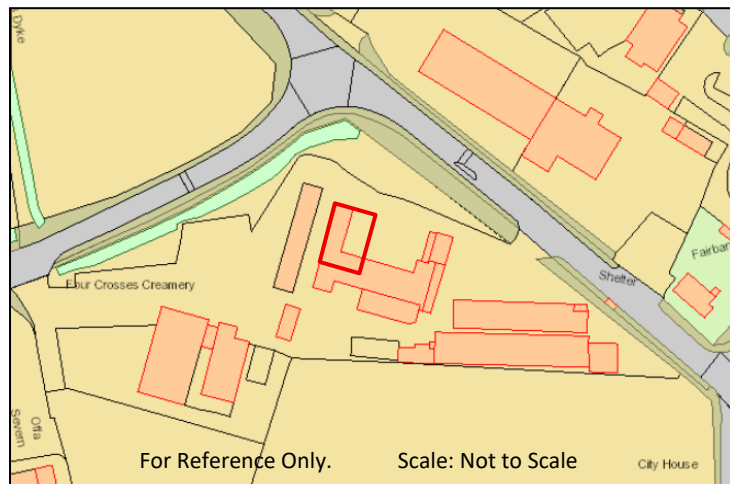
At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Warehouse and Premises
Rateable Value – £5,400

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

To be confirmed.



Town Planning

Interested parties are advised to make their own enquiries to the Local Authority regarding their intended use.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys SY21 7AS
Tel: 01938 552828

Legal Costs

The incoming Tenant will be expected to pay the Landlord's reasonable legal costs in connection with the grant of the Lease.

VAT

All costs/prices are exclusive of but subject to VAT if applicable. It is understood that the Landlord has 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

Brassy Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

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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