



HIGH-QUALITY COMMERCIAL/BUSINESS/TRADE COUNTER UNIT

UNIT 24, TERN VALLEY BUSINESS PARK, MARKET DRAYTON, SHROPSHIRE, TF9 3SQ

- Forming part of a modern business park environment
- Suitable for a variety of light industrial/commercial uses and alternative uses subject to planning
- 1,076 sq ft (99.96 sq m)
- Allocated parking
- Easy access to motorway network
- Available by way of a surrender and regrant

RENT: £8,000 per annum (Exclusive)

TO LET

MODERN COMMERCIAL UNIT



LOCATION

The property forms part of the Tern Valley Business Park, on the outskirts of Market Drayton, which is located in the north-east of Shropshire. Market Drayton is 19 miles (30.6 km) to the north of Shrewsbury, and 18 miles (29 km) to the west of Stoke-on-Trent. Wolverhampton is 30 miles (48.2 km) to the south.

Tern Valley is located just off the A53, to the south-west of the town centre. Tern Valley is accessed from the Shrewsbury Road, with the main spine road running to the south of the Shrewsbury Road and continuing to the rear of the site.

DESCRIPTION

The commercial unit offers 1,076 sq ft (99.96 sq m).

It is a high quality unit that has manually operated roller shutter door to the front of the unit, along with allocated parking. The unit benefits from fibre optic broadband. The unit is a mid terrace unit.

The commercial unit benefits from a small kitchen area and a separate WC and sink.



TO LET

MODERN COMMERCIAL UNIT

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	M SQ
UNIT 24	1,076	99.96

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24)	£6,800
Rates Payable (2023/24)	£3,393

RENT

£8,000 (Eight thousand pounds) per annum (Exclusive)
payable quarterly in advance by standing order

VAT

Unless otherwise stated, all rents quoted are exclusive of VAT.
Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction. All figures in these particulars are quoted exclusive of VAT.

PLANNING

Interested parties are advised to make their own enquiries to the local authority.

EPC

The energy rating of the property is A(24)

SERVICES

(Not tested at the time of inspection)

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective tenant should make their own enquiries.

TENURE

The unit is available by way of surrender and regrant on a Tenants Fully Repairing and Insuring lease for a term to be agreed. There will be rent reviews at three yearly intervals.

LEGAL COSTS

The incoming tenant will be responsible for the landlords legal costs in approving the lease of the property.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND
Telephone: 0345 678 9000

VIEWING

Viewing via the letting agents:

James Evans - 07792 222 028
E: james.evans@halls.gb.com

Harriet Shakeshaft - 07538 912 096
E: harriets@halls.gb.com



01743 450 700

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