

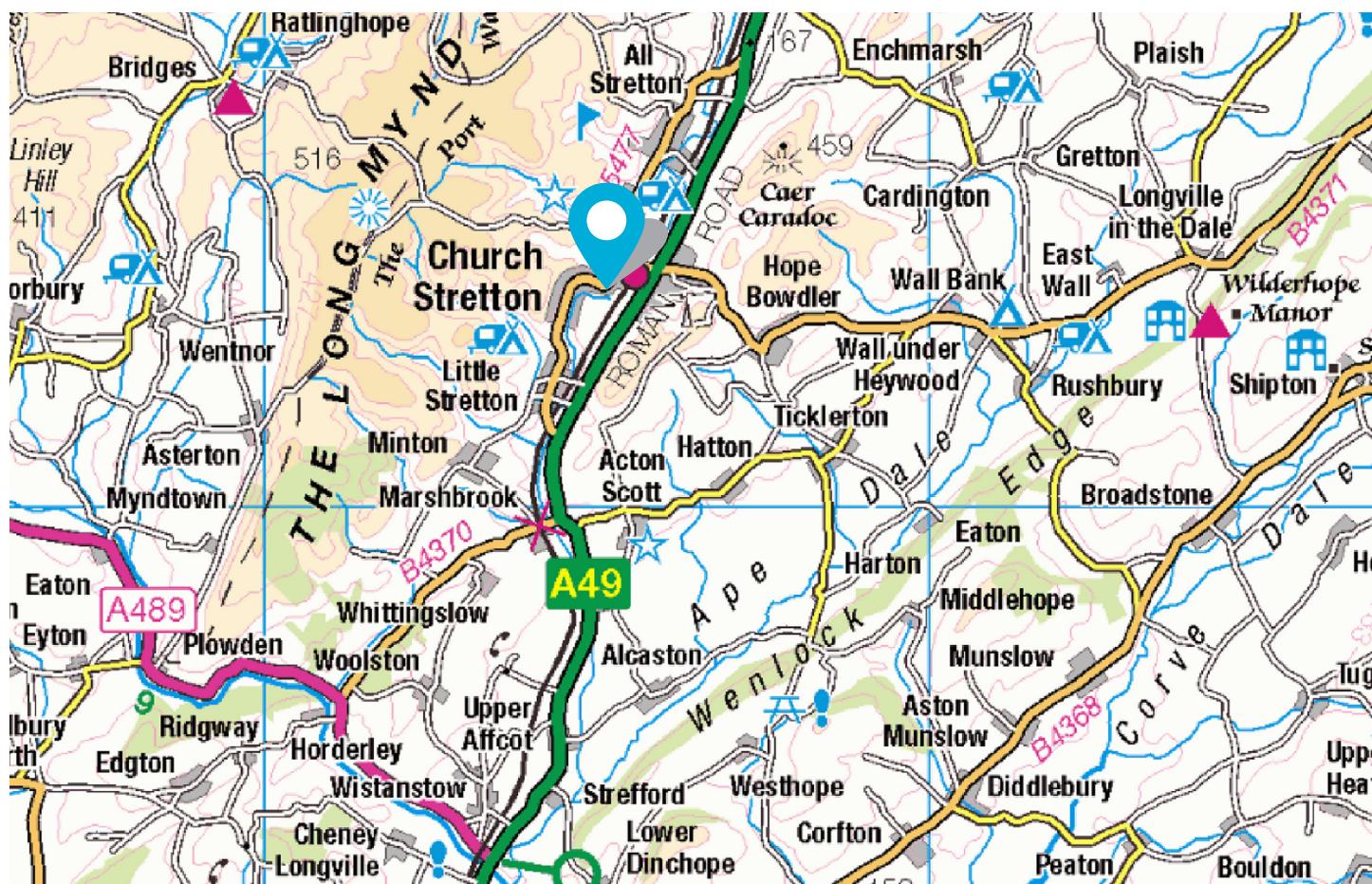


MODERN COMMERCIAL UNIT

UNIT 6, MYND INDUSTRIAL ESTATE, CHURCH STRETTON, SHROPSHIRE, SY6 6EA

- Total Gross Internal Floor Area 224.52 sq m (2,417 sq ft)
- Suitable for a variety of commercial uses
- Convenient position off A49
- Forming part of a prominently located sought after commercial estate

RENT: £13,500 PER ANNUM (EXCLUSIVE)



LOCATION

Church Stretton is an attractive town in South Shropshire. The town lies on the A49, approximately 13 miles south of Shrewsbury and 15 miles north of Ludlow. The town sits at the foot of the Shropshire Hills and is within an Area of Outstanding Natural Beauty.

The Mynd Industrial Estate comprises 11 workspace units located just off the A49 to the South of Church Stretton, between Church Stretton and Craven Arms.

DESCRIPTION

The property comprises of a modern commercial unit, which is suitable for a variety of commercial uses.

The unit provides a Gross Internal Floor Area of 224.52 sq m (2,417 sq ft), containing an office, production area and WC. The unit benefits from 3-phase electric. The accommodation can be accessed via a goods loading door to the production area or alternatively a separate personnel door.

ACCOMMODATION

(All measurements are approximate only)

	M SQ	SQ FT
Total Gross Internal Area	224.52	2,417

TENURE

The property is available to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation. In addition to the rent, the lease will be subject to maintenance rent provisions. Further details are available from the agents upon request.

PLANNING

The Mynd Industrial Estate is understood to benefit from planning consent for Use Class B1, B2 and B8 of The Town and Country Use Classes Order 1987.

TO LET

MODERN COMMERCIAL UNIT



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 purchasers should make their own enquiries.

RATEABLE VALUE

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

Business Value (2023/24): £11,250

Rates payable (2023/24): £ 5,614

The current business benefits from Small Business Rates Relief. However, interested parties should make their own enquiries to the local authority.

RENT

£13,500 per annum (Exclusive), payable monthly in advance by standing order.

LEGAL COSTS

Tenant to pay Landlord costs only if they withdraw from transaction before completion.

VAT

All rents are exclusive of VAT, where applicable.

It is understood that the property is elected for VAT.

EPC

Energy rating: D

Valid until 28 October 2024

Certificate number: 9374-3080-0448-0790-8221

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,

Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

VIEWING

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

James Evans

07792 222 028

E: james.evans@halls.com

Harriet Shakeshaft

07538 912 096

E: harriets@halls.com



Commercial Department

01743 450700

E: commercialmarketing@halls.com



01743 450700

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, give 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 offer 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

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