

TO LET

UNIT 1A SEVERN FARM ENTERPRISE PARK | WELSHPOOL | POWYS | SY21 7DF

TSR
TOWLER SHAW ROBERTS

EXECUTIVE SUMMARY

- Modern, detached industrial unit extending in total to approx. 10,039 sqft (932.64 sqm) with valuable expansion land.
- Having a total site area of approx. 1.51 acres (0.61Ha) including extensive car parking and loading facilities.
- Incorporating a large open plan warehouse/factory with integral reception, offices and staff welfare facilities.
- Occupying a prominent position at the entrance of the established Severn Farm Enterprise Park with excellent communication links via the A458 and A483.
- Available To Let by way of a Lease Assignment at nil premium. Current passing rent: £51,970 per annum exclusive. A new lease may also be considered.



LOCATION

The property is located at the entrance of the Severn Farm Industrial Estate on the outskirts of Welshpool with convenient access to the main A483 Oswestry to Newtown trunk road.

Severn Farm Industrial Estate is situated within the main commercial area of Welshpool approx. 1 mile south of the Town Centre and is home to a number of local and national businesses. Occupiers in the immediate vicinity include TG Builders Merchants, Tanner Wines and Rea Valley Tractors.

Welshpool is an important Market Town and commercial centre within the Mid Wales Economy and has a current population of circa 6,000. The Town is situated approx. 20 miles to the West of Shrewsbury and 14 miles to the North East of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

DESCRIPTION

The property comprises a large purpose build industrial unit of steel portal frame construction providing a gross internal area of approx. 10,039 sqft (932.64 sqm) incorporating integral office and reception area with staff welfare facilities.

The open plan warehouse/factory accommodation has an eaves height of approx. 4 metres with concrete flooring and front vehicular access via an up and over loading door.

The reception and office have suspended ceiling with recessed lighting and laminate floor covering with radiator central heating.

The building stands within a total site area of approx. 1.51 acres (0.61 hectares) having a tarmacadam surfaced car park providing circa 20 spaces with attractive landscaped areas together with valuable expansion land to the side providing additional parking facilities.









ACCOMODATION

	SQFT	SQM
Gross Internal Area	10,039	932.64

TENURE

The property is held on Lease for a term of 10 years from 22nd April 2021 on a Tenant's full repairing and insuring basis (limited by reference to a schedule of condition). The current passing rent is £51,970 per annum exclusive.

Assignment of the existing Lease is subject to the Landlord's prior consent. A new lease may also be considered.

LOCAL AUTHORITY

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828

PLANNING

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

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises
Rateable Value – £47,000

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 CERTIFICATE

Energy Performance Rating: D 82

SERVICES

Mains water, electricity, gas and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has elected to charge VAT on the property.

LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

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.

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