# Retail TO LET





## New Street Garage, New Street, Bishops Castle, Shropshire, SY9 5DQ

To Let - Versatile Warehouse/showroom/office

#### **Summary**

Tenure	To Let
Available Size	2,106 sq ft / 195.65 sq m
Rent	£11,000 per annum
Rates Payable	£4,091.80 per annum
Rateable Value	£8,200
EPC Rating	E (104)

#### **Key Points**

- Prominent
  warehouse/showroom/offices
- Suitable for a range of uses subject to statutory consents
- GIA 2,106 sq ft (195 m sq)
- Situated in the centre of
  Bishops Castle
- Off Road Parking

#### **DESCRIPTION**

The property comprises a block built warehouse with an elevated, pitched A-frame roof. The property was previously in use as a cycle show room and repair centre, with associated ancillary mezzanine storage, and back office/welfare facilities.

The property would lend itself to a range of alternate uses - subject to statutory consents.

#### **LOCATION**

The property is located in the town of Bishops Castle where all local amenities are available. Bishops Castle is an established market town with a population of approximately 1,630 people and a large rural catchment. Bishops Castle is located approximately 30 miles from the town of Shrewsbury and 16 miles from the town of Welshpool.

The property is located in the centre of the town of Bishops Castle in a mainly residential quarter of the town.

#### **TENURE**

Lease length by negotiation with rent reviews at three yearly intervals.

#### **SERVICES**

(Not tested at the time of our inspection).

Prospective tenants are advised to satisfy themselves regarding the satisfactory connection of services to the property.

However we understand that mains water, electricity and drainage are connected to the unit including a three phase supply (subject to any normal connection charges).

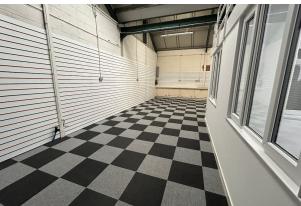
#### **PLANNING**

Prospective tenants should satisfy themselves regarding their proposed use of the property.

#### **LOCAL AUTHORITY**

Shropshire Council, Guildhall, Frankwell Quay, Frankwell, Shrewsbury, SY3 8HQ 0345 678 9000







### **Viewing & Further Information**JAMES EVANS

01743 450 700 | 07792 222 028

james.evans@hallsgb.com

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, given 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 over 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. If Alls have not made any investigations into the existence or otherwise 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, given 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 over 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. Ill 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 her own enquiries in this regard. Iii) Neither Halls nor any of their employees has any authority to make or give any prepresentation or warranty whatsoever in relation to the property. N) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. V) Any reference to adiatrations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending pu

