

TO LET

TSR

TOWLER SHAW ROBERTS

FULLY FITTED COMMERCIAL CATERING FACILITY AVAILABLE TO LET



**RUSHBURY CE PRIMARY
SCHOOL**

RUSHBURY

CHURCH STRETTON

SHROPSHIRE

SY6 7EB

- An ideal opportunity for an outside caterer/commercial kitchen operator
- Well-appointed fully operational commercial kitchen facility extending to approx. 174 sqft (16.16 sqm)
- Recently re-fitted with a full inventory of Landlords fixtures and fittings included
- Popular Village location positioned within the grounds of Rushbury CE Primary School on the fringe of Wenlock Edge
- Available To Let on a new Lease, terms to be agreed. Rent: **£5,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Rushbury is an attractive Shropshire Village on the fringe of Wenlock Edge approx. 5 miles from the popular Market Town of Church Stretton and 8 miles from the historic town of Much Wenlock.

Located off the main A49 trunk road, Rushbury is approx. 19 miles south of Shrewsbury and 15 miles north of Ludlow.

Description

This is a unique opportunity for an outside caterer/commercial kitchen operator to acquire a fully fitted and operational commercial kitchen facility set in a detached, single storey building of traditional brick construction within the grounds of Rushbury CE Primary School.

The recently re-furbished accommodation with the inclusion of high quality fixtures and fittings extends to approx. 174 sqft (16.16 sqm) having a suspended ceiling with inset lighting, vinyl covered flooring and separate wc facility. A detailed inventory of Landlords fixtures and fittings will be provided.

The premises are available to let on a new lease subject to the requirement of the incoming Tenant providing school dinners on a daily basis for between 30 and 50 pupils attending the primary school during the academic school year. Further details regarding this arrangement are available from the Agents upon request.

Accommodation

	Sqft	Sqm
Commercial kitchen	174	16.16

Tenure

The property is offered to let on a new Lease on a Tenant's internal repairing and insuring basis on flexible terms to be agreed.

Rent

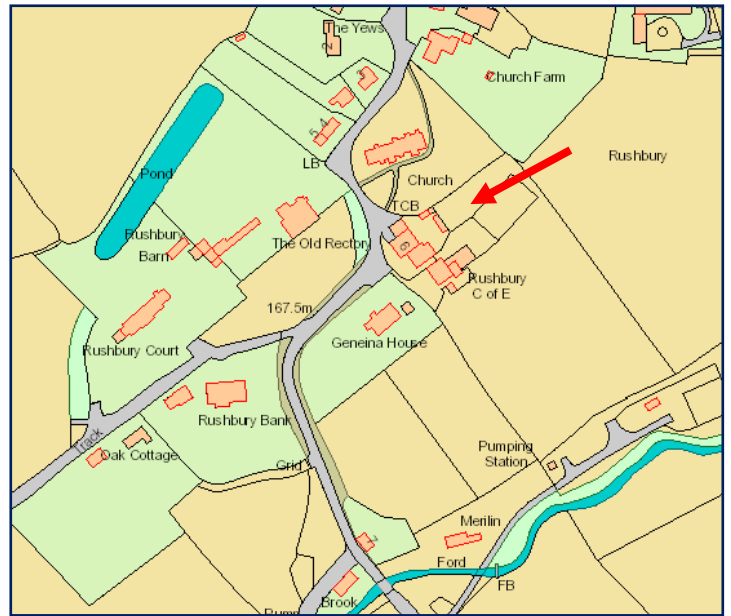
£5,000 per annum exclusive, payable quarterly in advance.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Food preparation area and premises
Rateable Value - £3,000

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.



For Reference purpose only

Scale: Not to Scale

Services (Not Checked or Tested)

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

Fixtures and Fittings

A detailed inventory of Landlord's fixtures, fittings and equipment will be provided upon request.

Energy Performance Rating

Exempt

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for the Landlord's legal costs in connection with the grant of the Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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TSR House

Brassey 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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