



PROMINENTLY LOCATED FRONTING ONTO WHITCHURCH ROAD THAT SERVES AS A MAIN ARTERIAL ROAD INTO SHREWSBURY TOWN CENTRE

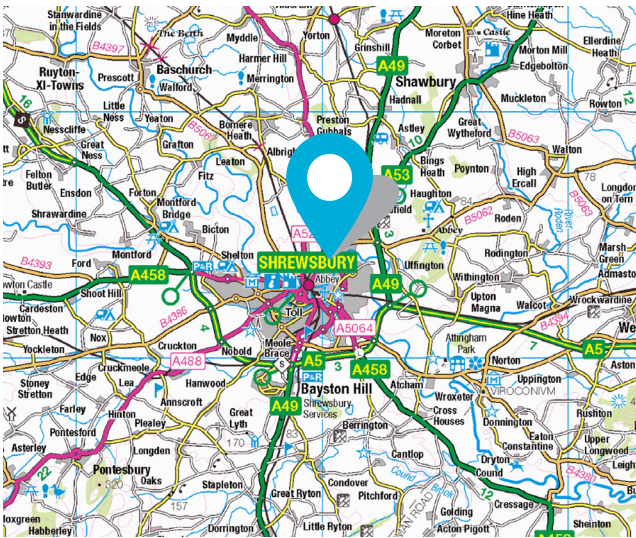
UNIT 3, 93 WHITCHURCH ROAD, SHREWSBURY, SHROPSHIRE, SY1 4EQ

- Total Gross Internal Floor Area 2,302 ft sq (213.84 m sq)
- Showroom/business space/offices offering flexible accommodation suitable for a variety of uses
- Car parking to the front and rear of the property
- Available due to relocation

RENT: £17,250 PER ANNUM (EXCLUSIVE)

TO LET

SHOWROOM/BUSINESS SPACE



LOCATION

The property is prominently located fronting onto Whitchurch Road on the edge of the town of Shrewsbury. The property is located in an area of mixed commercial development. The property is located approximately 1.5 miles from Shrewsbury town centre where all local amenities are available.

Whitchurch Road serves as one of the main arterial roads into Shrewsbury Town Centre from the North and East. It is located within close proximity of the A5/M54 Link Road, which provides easy access to the national motorway network.

Shrewsbury is the county town of Shropshire and an administrative and tourist centre with a population in excess of 76,000 people.

DESCRIPTION

The property comprises of a single storey property that is prominently located fronting onto Whitchurch Road and can be used for a variety of uses and is arranged as showroom/offices and business space.

The property provides a Total Gross Internal Floor Area of approximately 2,302 ft sq (213,84 m sq). The property is arranged currently as showroom/offices and stores and is only available due to the relocation of the existing business. The property benefits from car parking at the front of the property and additional car parking and servicing at the rear of the property.

The full potential of the property can only be appreciated upon undertaking an inspection of the property.



ACCOMMODATION

(All measurements are approximate only)

	SQ M	SQ FT
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TOTAL NET INTERNAL FLOOR AREA	213.84	2,302
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The property is arranged as:

Showroom Area 1

Showroom Area 2

Showroom Area 3

Office 1

Office 2

Stores

Toilets

Staffroom

Office 3

Stores Area 1

Stores Area 2

Stores Area 3

OUTSIDE

Car parking to the front of the property

Car parking and servicing at the rear

TO LET

SHOWROOM/BUSINESS SPACE

RENT

£17,250 (Exclusive) per annum, to be paid quarterly in advance by standing order.

TENURE

The property is offered to let on a new lease for a term by negotiation with rent reviews at 3 yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring terms.

SERVICES

(Not tested at the time of our inspection).

The property is understood to benefit from all mains services and a gas fired central heating system.

PLANNING

The property has been in use as a kitchen showroom falling within Use Class E of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential uses. Prospective tenants should make their own enquiries relating to the same.

RATEABLE VALUE

Prospective tenants should make their own enquiries to the Local Authority.

Rateable Value (2023/24): £16,500

Rates Payable: (2023/24) £8,234

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in preparing the lease.

EPC

To order

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Telephone: 0345 678 9000



VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@hallsgb.com

Commercial Department

01743 450 700

E: commercialmarketing@hallsgb.com



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