



TO LET - REFURBISHED COMMERCIAL/TRADE COUNTER/BUSINESS UNITS

VARIOUS UNITS, SEVERN RIDGES, NINE BRIDGES, SHREWSBURY, SY1 3AS

KEY POINTS

EACH UNIT

1,786

SQFT

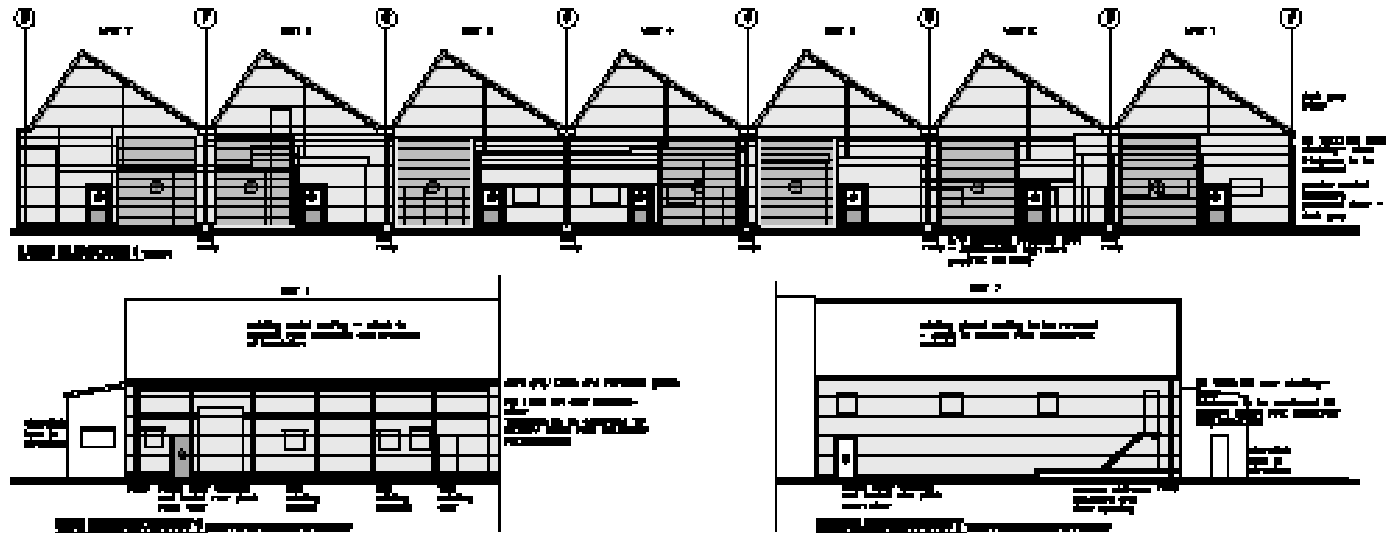
TOTAL NET INTERNAL FLOOR AREA



TRADE COUNTER/BUSINESS/COMMERCIAL

PRESTIGIOUS
LOCATION

ALL MEASUREMENTS ARE APPROXIMATE




FROM
£15,600

PER ANNUM
(EXCLUSIVE)


UNITS ALSO AVAILABLE ON
SHORT TERM FLEXIBLE TERMS

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Commercial Department

 01743 450 700

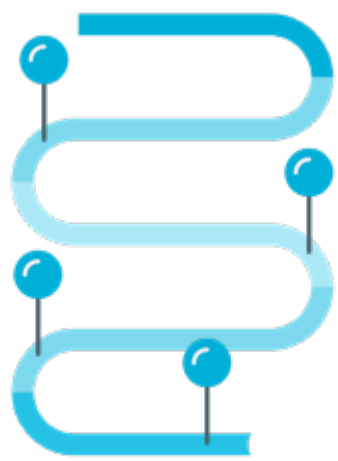
commercialmarketing@hallsgb.com



CHESTER
42 MILES

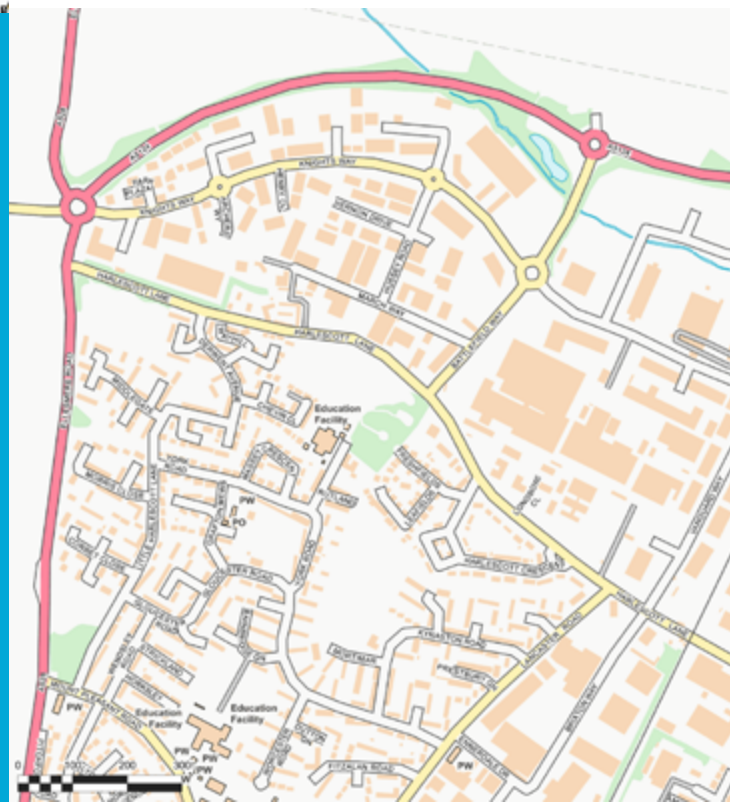
LIVERPOOL
AIRPORT
60 MILES

TELFORD
16 MILES



BIRMINGHAM
48 MILES

BIRMINGHAM
AIRPORT
62 MILES



SHREWSBURY
POPULATION

76,600

APPROXIMATELY

LOCATION

Severn Ridges comprises of a high quality commercial refurbishment that forms part of the Nine Bridge Commercial Estate, which is located in the prime commercial quarter of the town of Shrewsbury known as Battlefield Enterprise Park. Severn Ridges is accessed from the estate road serving Nine Bridges Commercial Estate from Harlescott Lane.

The surrounding occupiers to the site include the VW Car dealership, Ford Furrows Car Dealership and Plumb Center, Travis Perkins, Edmundson Electrical and the Mercedes Car Dealership, as well as the popular Longbow Close office development. The surrounding occupiers where it fronts onto Battlefield Way include Gunn JCB and Enterprise Plc.

The site is located within easy access of the A5124, which provides access to the A49/M54 Link Road and access to the national motorway network.

Shrewsbury is the county town of Shropshire with a population of approximately 77,000 at the 2011 Census. and is an administrative and tourist centre and located approximately 48 miles west of Birmingham, 42 miles south of Chester and 16 miles west of Telford.

DESCRIPTION

The property comprises of a high quality commercial refurbishment of 7 units that would suit a wide variety of trade counter, commercial and business uses. The units that are available are 1,786 ft sq (165.91 m sq).

The commercial units have an eaves height of approximately 6 metres and benefit from an up and over entrance door and internally a toilet and kitchenette facility. Externally there is designated car parking areas to the front of the units.

ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
UNIT 1	LET	LET
UNIT 2	LET	LET
UNIT 3	LET	LET
UNIT 4	165.9	1,786
UNIT 5	165.9	1,786
UNIT 6	165.9	1,786
UNIT 7	165.9	1,786



CAR PARKING ON-SITE



TENURE

The units are offered to let on new Tenants Full Repairing and Insuring Leases for a length of term by negotiation. There will be rent reviews at 3 yearly intervals. There will be a service charge levied for the communal areas of the estate, further details available from the letting agents upon request.

Units also available on short term flexible terms.

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The units are understood to benefit from planning consent for Use Class B of The Town and Country use classes order 1987.

The units would lend themselves to a wide range of trade counter and commercial uses.

SERVICES

(Not tested at the time of our inspection.)

Mains water, electricity and drainage are understood to be connected to the units.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs in the granting of the leases.

RENT

RENT PER ANNUM (EXCLUSIVE)	
Unit 1	LET
Unit 2	LET
Unit 3	LET
Unit 4	£15,600
Unit 5	£15,600
Unit 6	£15,600
Unit 7	£15,600

(All rents are paid quarterly in advance by standing order)

VAT


All prices and figures are quoted exclusive of VAT.
It is understood that the property is elected for VAT.

RATES/EPC

Rates and EPCs for the units are to be assessed.

LOCAL AUTHORITY

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


 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

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

[Commercial Department](#)

 01743 450 700

 commercialmarketing@hallsgb.com

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