



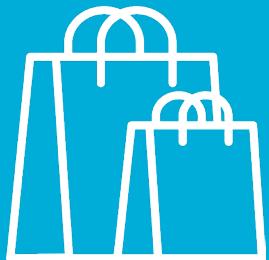
TO LET - SHOP UNIT- DUE TO RELOCATION

1 SANDFORD COURT, SANDFORD AVENUE, CHURCH STRETTON, SHROPSHIRE, SY6 6BH

KEY POINTS

653
SQFT

TOTAL NET SALES AREA



SUITABLE FOR A
VARIETY OF
RETAIL AND
COMMERCIAL
USES

ALL MEASUREMENTS ARE APPROXIMATE



£8,500
PER ANNUM
(EXCLUSIVE)

James Evans

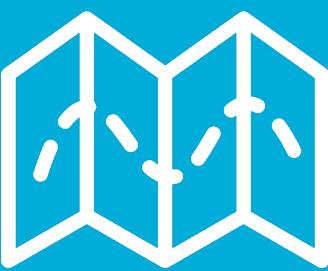
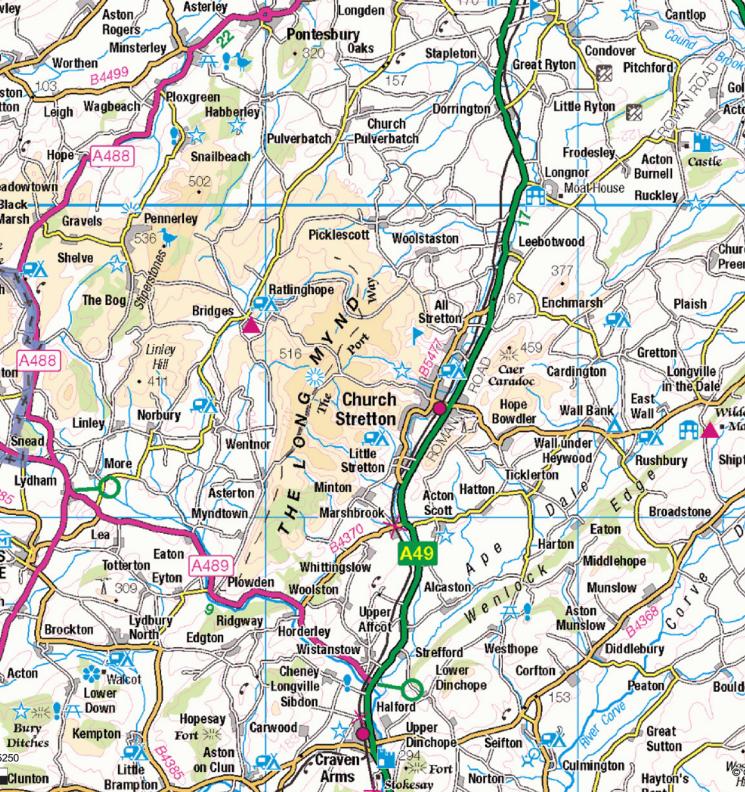
07792 222 028

james.evans@hallsgb.com

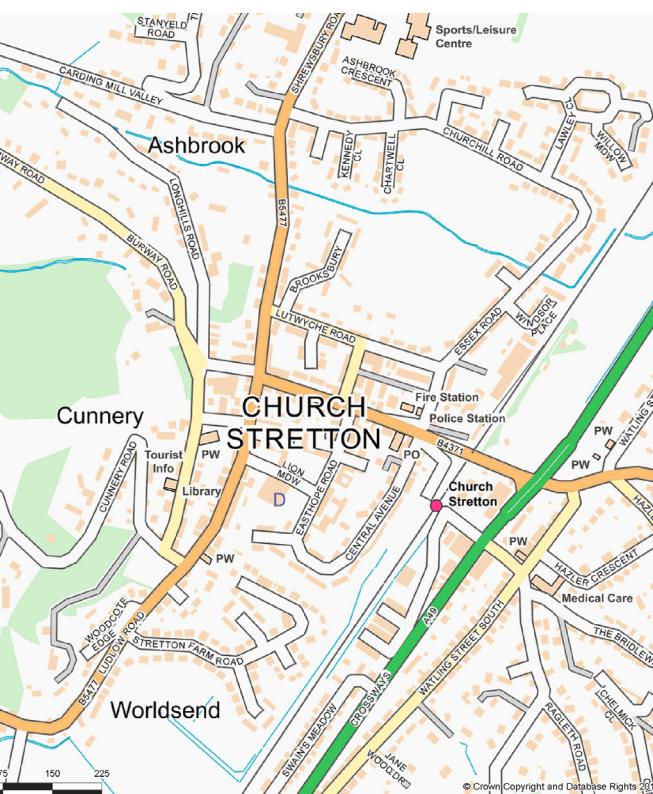
Commercial Department

01743 450 700

commercialmarketing@hallsgb.com



POPULAR TOURIST AREA



LOCATION

The property is prominently situated fronting onto Sandford Avenue, in the town centre of Church Stretton. Sandford Avenue serves as main retail street in the retail hierarchy serving the town centre.

The surrounding occupiers include Family Shopper, Chocolate Haven, Rowlands Pharmacy and Appleby and Shaw.

Church Stretton, which is an established tourist centre located at the foot of the Stretton Hills. The town is affectionately known as "Little Switzerland". It is located adjacent to the A49 trunk road between Shrewsbury and Hereford. Approximately 14.5 miles from the county Town of Shrewsbury.

DESCRIPTION

The property comprises of a prominently located ground floor lock up shop unit. The property forms part of a two storey building and is of traditional brick construction under a concrete tile roof cover with a glazed shop front.

The property provides a Total Net Sales Area of approximately 60.66 m sq (653 ft sq). There is a stores with a Total Net Internal Floor Area of approximately 5.85 m sq (63 ft sq) and a toilet.

The property would lend itself to a variety of commercial uses.

ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
TOTAL NET SALES AREA	60.66	653
Stores	5.85	63



TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. There will be a service charge for the communal areas further details available from the letting agents upon request.

PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity and drainage are connected to the property.

RENT

£8,500 per annum (Exclusive) the rent is to be paid quarterly in advance by standing order.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs incurred in the letting of the property.

VAT

The property is understood not to be elected for VAT

RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£8,000	£ 3,992	TBC

RATES

LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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. ii) Halls 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: iii) 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. iv) 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. v) Any plans are for identification purposes only. vi) Any reference to alterations 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 purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

