

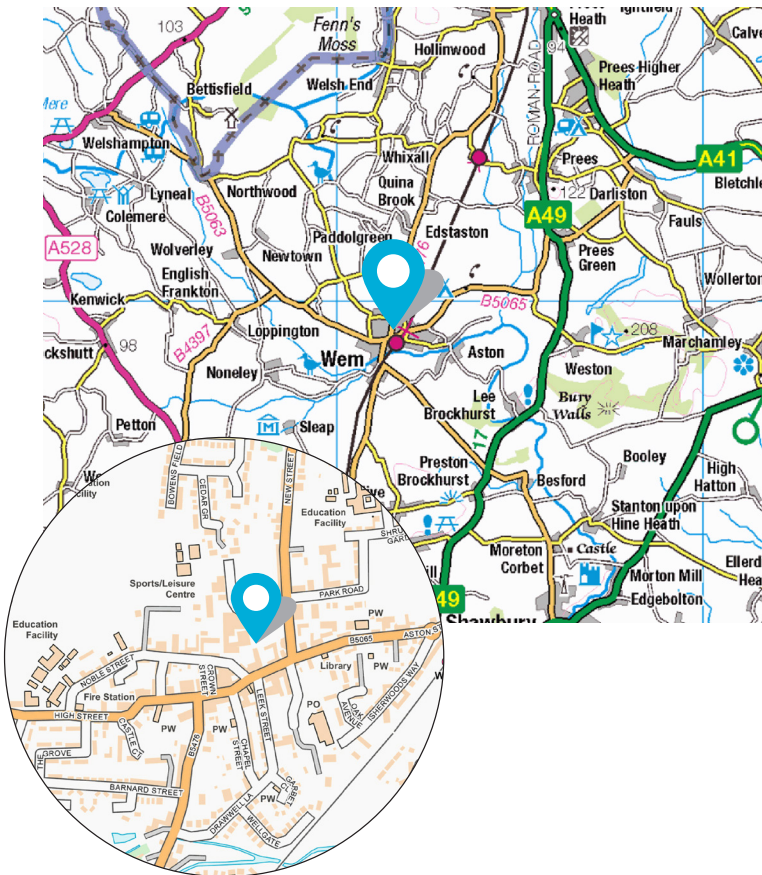


MODERN COMMERCIAL UNIT

UNIT 4, WEM BUSINESS PARK, WEM, SHROPSHIRE, SY4 5JX

- A commercial unit suitable for a variety of commercial uses
- Total Gross Internal Floor Area of approximately 1424 ft sq (137 m sq)
- Forming part of an established popular industrial estate

RENT: £10,000 per annum (Exclusive)



LOCATION

The property is located within an established commercial estate in the town of Wem. The popular estate is located within proximity of all local amenities.

Wem is an established market town with all local amenities, including a railway station which runs on the Welsh Marches Line. The town had a population of approximately 6,100 people at the 2011 census. The town is located in proximity of the A49 trunk road that provides access to the national road network.

The town is located approximately 9 miles north of the County Town of Shrewsbury and approximately 9 miles north of the town of Whitchurch.

DESCRIPTION

The property comprises of a semi detached, single storey commercial unit that provides a Total Gross Internal Floor Area of approximately 1,424 ft sq (137 m sq). The unit is in part brickwork and part clad in profile sheeting. The unit benefits from up and over door to the front elevation and has an eaves height of approximately 5 metres.

Within the unit there is a separate office and kitchen area and male and female toilet facilities

The unit externally benefits from communal parking on site at front of unit.

The unit would ideally lend itself to a variety of commercial uses.

PLANNING

Interested parties are advised to make their own enquiries to the local authority. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Class Order 1987.

VAT

The property is understood to be elected for VAT and therefore VAT will be payable on the rent.



TO LET

MODERN COMMERCIAL UNIT

ACCOMMODATION

(All measurements are approximate only. Prospective tenants should rely on their own enquiries.)

UNIT	SIZE SQ FT	SIZE M SQ	RATEABLE VALUE (2023/24)	RATES PAYABLE (2023/24)	EPC	RENT PER ANNUM (EXCLUSIVE)
4	1,424	137	£7,100	£3,635.20	D (78)	£10,000



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SERVICES

(Not tested at the time of inspection)

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

TENURE

The property is available to let on a new Tenants Full Repairing and insuring Lease subject to service charge provisions for a length of term by negotiation with rent reviews at three yearly intervals. The lease is to be granted outside the landlord and Tenant Act 1954 Part 2.

SERVICE CHARGE

Details of the service charge are available from the letting agent upon request.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs associated with the letting of the property.

LOCAL AUTHORITY

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

Telephone: 0345 678 9000

VIEWING

Viewing via the letting agents:

James Evans

07792 222 028

E: james.evans@hallsgb.com

Commercial Department

E: commercialmarketing@hallsgb.com



01743 450 700



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in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) 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 alteration 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.

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