



TO LET - COMMERCIAL UNIT WITH LARGE YARD AREA

MICKEY MILLERS BARN, OAKFIELD FARM, WATLING STREET, CRAVEN ARMS, SY7 8DX

KEY POINTS

6,003

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



COMMERCIAL UNIT

SUITABLE
FOR A
VARIETY
OF USES

ALL MEASUREMENTS ARE APPROXIMATE




£35,000

PER ANNUM


(EXCLUSIVE)

James Evans

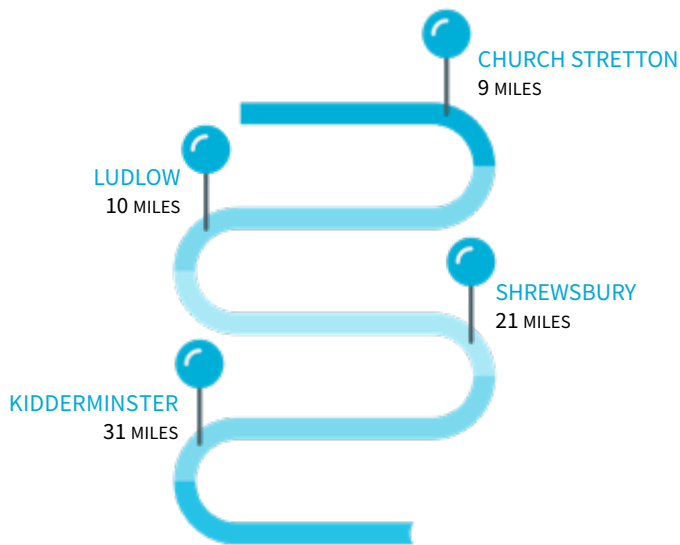
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LOCATION

The property is located on the edge of the town of Craven Arms and situated fronting onto Watling Street. The property is located within proximity of all local amenities and within easy access of the A49 Trunk Road (The main road linking Shrewsbury and Hereford).

Craven Arms is an established market town where all local amenities are available. The town is located approximately 21 miles south of the County Town of Shrewsbury and approximately 10 miles north of the town of Ludlow.



76,782

SHREWSBURY POPULATION

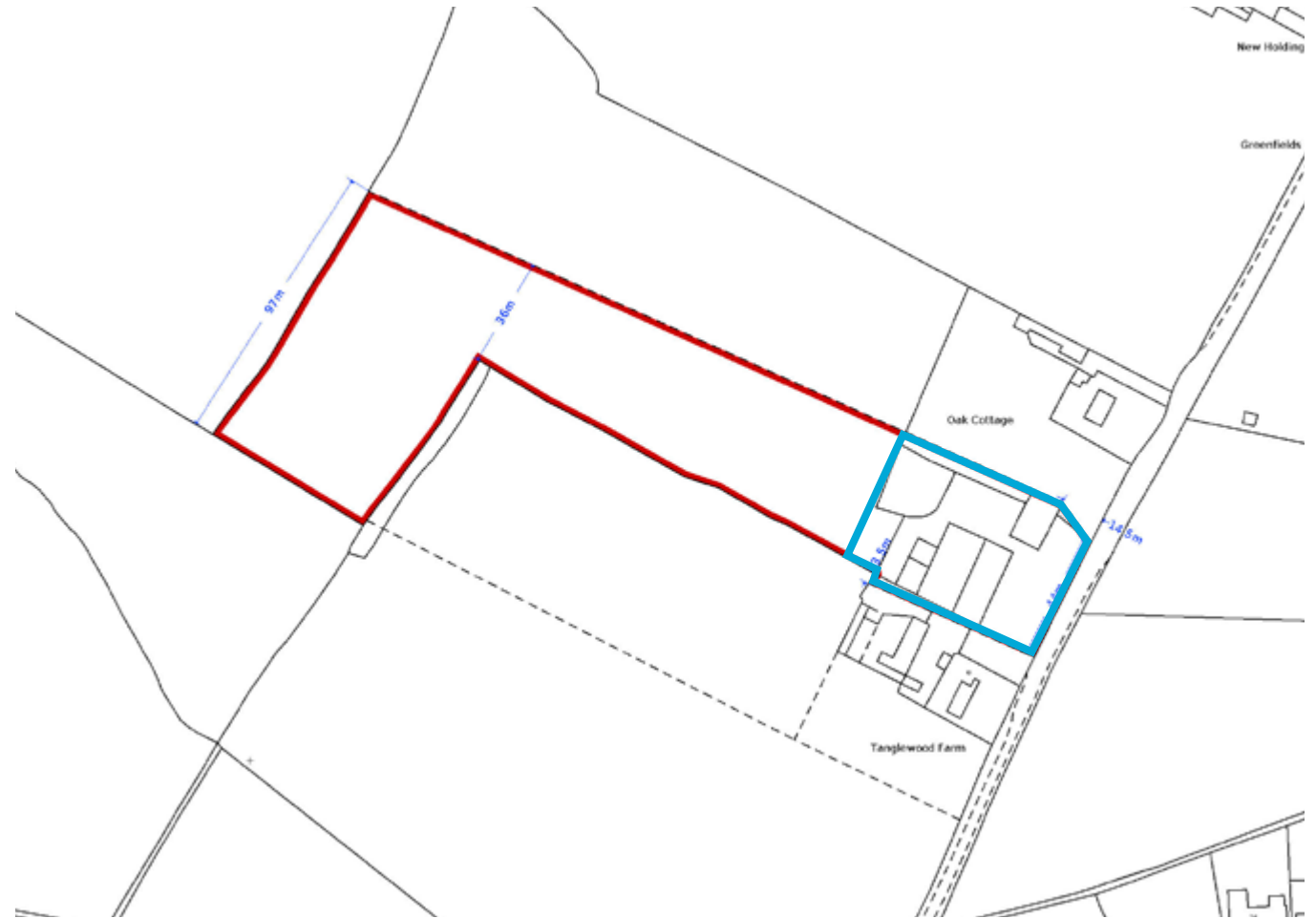


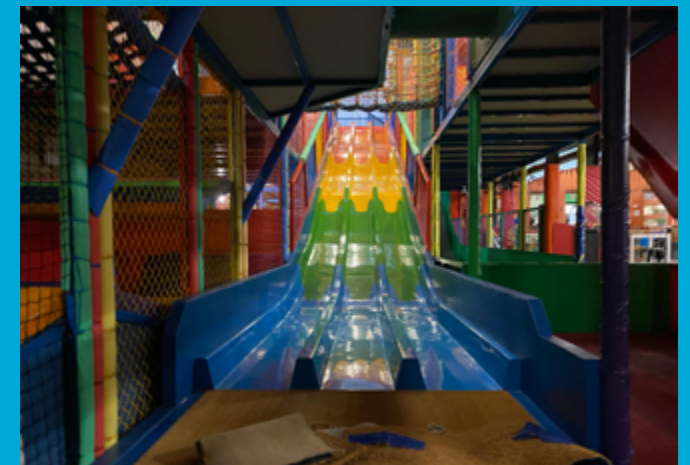
DESCRIPTION

The property is currently arranged as a fully fitted out play barn and has been used for this use for a number of years. The property provides a Total Gross Internal Floor Area of approximately 6,003 ft sq (557.64 m sq). The property is arranged a play area, fitted commercial kitchen and toilets. The property benefits from a large car parking area that is accessed from Watling Street. The full potential of the property can only be appreciated upon undertaking an inspection of the property.

Alternatively the property could be used for general commercial use and the play barn equipment can be stripped out to allow a variety of commercial uses (subject to statutory consents). The property has a large commercial yard/car parking area that makes the property attractive for general commercial use. The property structure has an eaves height of approximately 3.92 metres to the lowest property structure. The property is of steel portal framework clad in a variety of surfaces.

The site area is approximately 3.743 acres (1.515 hectares), as illustrated in blue, on the plan opposite.





ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
TOTAL GROSS INTERNAL FLOOR AREA	557.64	6,003
	HECTARES	ACRES
TOTAL SITE AREA	1.515	3.743

TENURE

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

PLANNING

Prospective purchasers should make their own enquiries.

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

SERVICES

(Not tested at the time of our inspection)

The property is understood to be served by mains water, electricity and private drainage. There is an LPG gas supply to the property.

RENT

£35,000 (Thirty five thousand pounds) per annum (Exclusive) paid quarterly in advance by standing order.

RENT DEPOSIT

A rent deposit of 6 months is to be paid for use of the fixtures and fixtures within the playbarn.

FIXTURES & FITTINGS

If the use of the property is a playbarn then the tenant will be allowed use of the fixtures and fittings in the property.

LEGAL COSTS

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

VAT

We understand that the property is elected for VAT and VAT will be charged on the rent.

RATES & EPC

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

RATEABLE VALUE	RATES PAYABLE	EPC
£14,750	£7,360	E (122)

RATES

EPC

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



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