



TO LET - OFFICE/BUSINESS UNIT

UNIT 2, THE COACH HOUSE, CONDOVER MEWS OFFICE BUSINESS PARK, CONDOVER, SY5 7BG

KEY POINTS

409

SQ FT

TOTAL NET INTERNAL FLOOR AREA



OFFICE/BUSINESS UNIT



TWO DESIGNATED
CAR PARKING SPACES

ALL MEASUREMENTS ARE APPROXIMATE




£5,500

PER ANNUM


(EXCLUSIVE)

James Evans

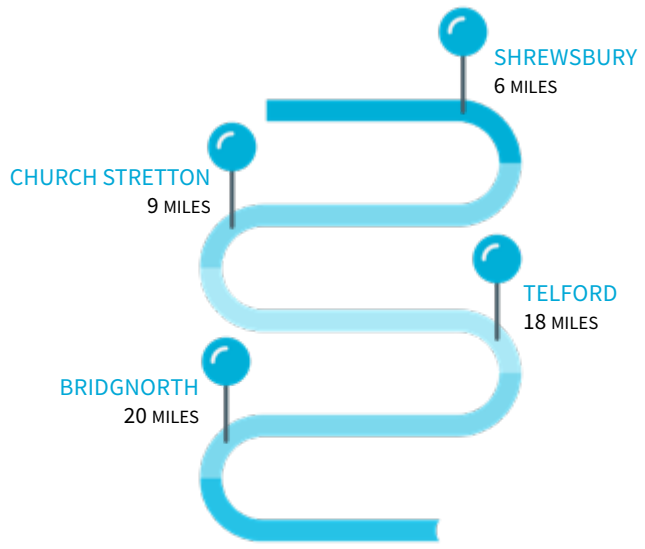
 07792 222 028

james.evans@hallsgb.com

Ellie Studley

 07538 912 096

e.studley@hallsgb.com



LOCATION

The subject property forms part of an office/business park known as Condover Mews. The property is located on the south eastern edge of the village of Condover.

The property is located fronting onto Church Road and is accessed directly from Church Road via an entrance that serves the business park as a whole.

The property is located in an area of mixed development with Condover School adjacent and residential housing in proximity and other office/business units within Condover Mews being adjacent to the subject property.

Condover is a village with some local amenities. It is located just east of the A49 Trunk Road and within proximity of the A5/M54 dual carriageway.

The parish had a population of 2,229 at the 2021 Census.

Condover is located approximately 6 miles south of the county town of Shrewsbury, where all local amenities are available.



CONDOVER PARISH
POPULATION
2,229

DESCRIPTION

The property provides a self contained ground floor lock up office/business unit that is suitable for a variety of office and business uses. The property has a Total Net Internal Floor Area of approximately 409 ft sq (37.99 m sq) with a toilet and welfare facilities.

The property benefits from 2 designated car parking spaces in the communal car park serving the business park.

ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
TOTAL NET INTERNAL FLOOR AREA	37.99	409



TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three yearly intervals.

The lease is granted on Tenants Full repairing and insuring terms subject to a service charge provision (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 Town and Country Use Classes Order 1987.

LEGAL COSTS

The incoming coming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

VAT

We understand that VAT will be chargeable on the rent.

SERVICES

(Not tested at the time of our inspection.)

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

RENT

£5,500 (Five thousand five hundred pounds) per annum (Exclusive)

RATES & EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£4,100	£2,046	C (65)


RATES

EPC

(The property would benefit from small business relief.)

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

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: 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 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. 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 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 .