



HIGH-QUALITY COMMERCIAL/BUSINESS/TRADE COUNTER UNIT

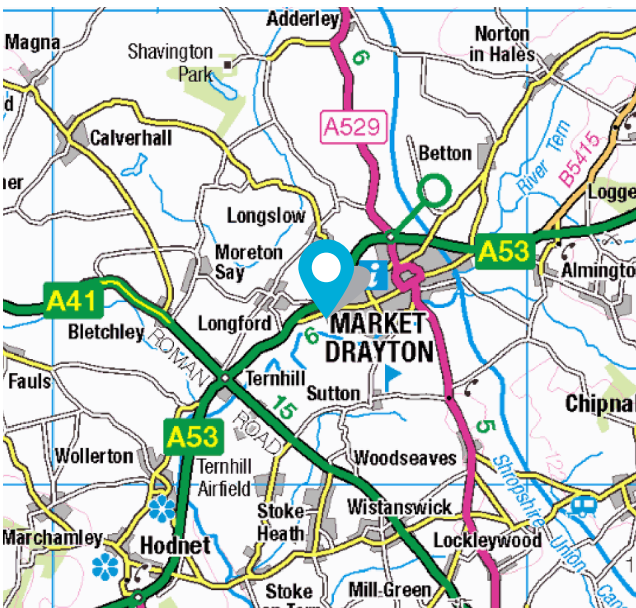
UNIT 64, WALLACE WAY, TERN VALLEY BUSINESS PARK, MARKET DRAYTON, SHROPSHIRE, TF9 3AG

- Forming part of a modern business park environment
- Total Gross Internal Floor Area of approximately 1,076 ft sq (99.95 m sq)
- Allocated parking
- Easy access to motorway network

RENT: £8,500 per annum (Exclusive)

# TO LET

## MODERN COMMERCIAL UNIT



### LOCATION

The property forms part of the Tern Valley Business Park, on the outskirts of Market Drayton, which is located in the north-east of Shropshire. Market Drayton is 19 miles (30.6 km) to the north of Shrewsbury, and 18 miles (29 km) to the west of Stoke-on-Trent. Wolverhampton is 30 miles (48.2 km) to the south.

Tern Valley is located just off the A53, to the south-west of the town centre. Tern Valley is accessed from the Shrewsbury Road, with the main spine road running to the south of the Shrewsbury Road and continuing to the rear of the site.

### DESCRIPTION

The commercial unit offers 1,076 sq ft (99.96 sq m).

It is a high quality unit that has manually operated roller shutter door to the front of the unit, along with allocated parking. The unit benefits from fibre optic broadband. The commercial unit benefits from a small kitchen area and a separate WC and sink.

### ACCOMMODATION

(All measurements are approximate only)

	SQ FT	MSQ
TOTAL GROSS INTERNAL FLOOR AREA	1,076	99.95

### RATEABLE VALUE

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

Rateable Value (2023/24)	£7,000
Rates Payable (2023/24)	£3,493

### RENT

£8,500 per annum (Exclusive) payable quarterly in advance by standing order.

### EPC

Energy rating: A (24)

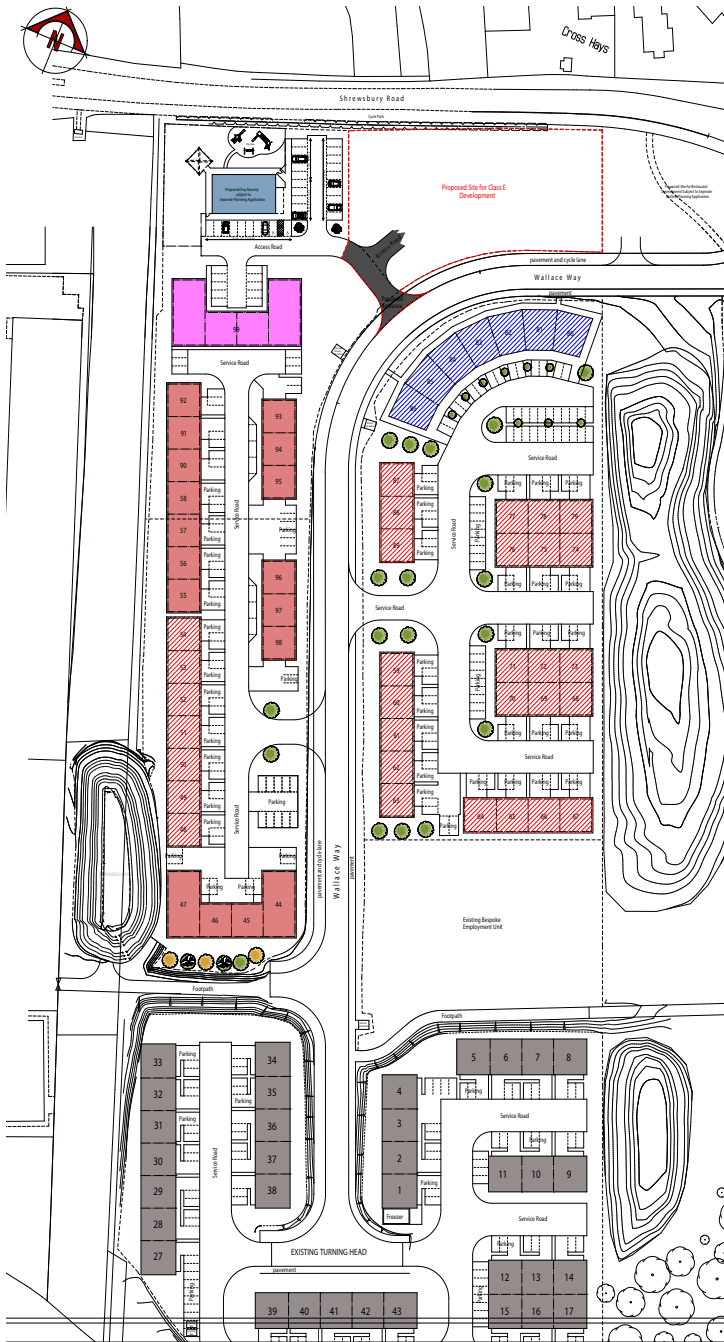
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### VAT

Unless otherwise stated, all rents quoted are exclusive of Valued Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction. All figures in these particulars are quoted exclusive of VAT.

### PLANNING

Interested parties are advised to make their own enquiries to the local authority.

### SERVICES

(Not tested at the time of inspection.)

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective tenant should make their own enquiries.

### TENURE

The unit is available on a new Tenant's Full Repairing and Insuring lease, terms to be agreed. There will be rent reviews at three yearly intervals.

### LEGAL COSTS

The incoming tenant will be responsible for the landlords legal costs in approving the lease 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

01743 450 700

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 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.

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