



TO LET - LOCK UP SHOP UNIT

7 CORVEDALE ROAD, CRAVEN ARMS, SHROPSHIRE, SY7 9NE

KEY POINTS

545
SQ FT

TOTAL NET INTERNAL SALES AREA



RETAIL UNIT

SUITABLE
FOR A VARIETY
OF RETAIL/
COMMERCIAL
USES

ALL MEASUREMENTS ARE APPROXIMATE



£6,750

PER ANNUM

(EXCLUSIVE)

James Evans



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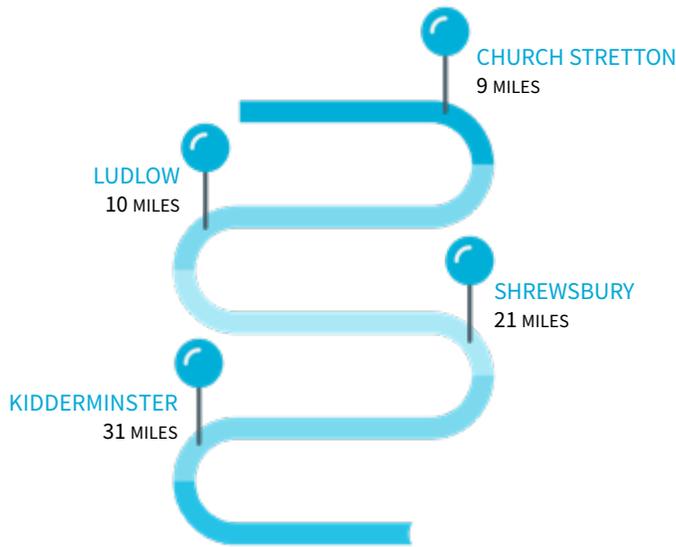
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Ellie Studley



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LOCATION

The shop unit is prominently located fronting onto Corvedale Road in the town centre of Craven Arms. The property is located in proximity to all local amenities. The surrounding occupiers include Cyril Bason, The Paper Shop and Severn Edge veterinary practice. The property is located within close proximity of the main car park serving the town of Craven Arms. The property is located within proximity of the A49.

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.



2,565

Craven Arms Population



DESCRIPTION

The property provides a prominently located ground floor lock up shop unit that provides a Total Net Internal Sales Area of approximately 545 ft sq (50.62 m sq) with a staffroom and toilet.

The property has a glazed shop front and is of traditional construction forming part of a two storey property.

The lock up shop unit would lend itself to a variety of retail and commercial uses, subject to the receipt of any statutory consents

ACCOMMODATION

All measurements are approximate

	MSQ	SQ FT
TOTAL NET INTERNAL SALES AREA	50.62	545



TENURE

The unit is available 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. Further details are available from the letting agents upon request.

PLANNING

Prospective tenants should make their own enquiries.

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

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

SERVICES

(Not tested at the time of our inspection)

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

RENT

£6,750 per annum (Exclusive) paid quarterly in advance by standing order.

LEGAL COSTS

Each property is to be responsible for their own legal costs associated with the letting

VAT

We understand that the property is not elected for VAT. Therefore VAT will not be paid on the rent and service charge.

RATES & EPC

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

RATEABLE VALUE	RATES PAYABLE	EPC
£4,400	£2,196	D (88)

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

 commercialmarketing@hallsgb.com

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