



## 7 Corvedale Road, Craven Arms, SY7 9NE

Ground floor shop unit that provides a Total Net Internal Sales Area of approximately 545 ft sq (50.62 m sq) with a staffroom and WC

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	545 sq ft / 50.63 sq m
<b>Rent</b>	£6,750 per annum
<b>Rates Payable</b>	£2,195.60 per annum
<b>Rateable Value</b>	£4,400
<b>EPC Rating</b>	D (88)

### Key Points

- Prominently located lock up shop unit
- Glazed shop front
- In the town centre of Craven Arms
- Total Net Internal Sales Area approximately 545 ft sq (50.63 m sq)
- With a staffroom and toilet
- Suitable for a variety of retail/commercial uses

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## ACCOMMODATION

The accommodation comprises the following areas:

Description	sq ft	sq m
Sales Area	545	50.63
Staff Room	14	1.30
<b>Total</b>	<b>559</b>	<b>51.93</b>

## 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.

## 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.

## TERMS

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

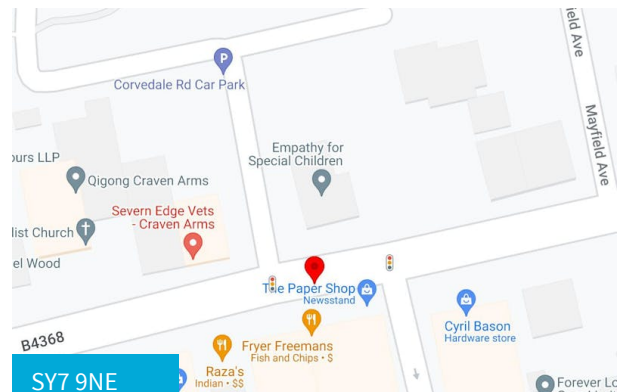
Prospective tenants should make their own enquiries.

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.



## Viewing & Further Information

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