

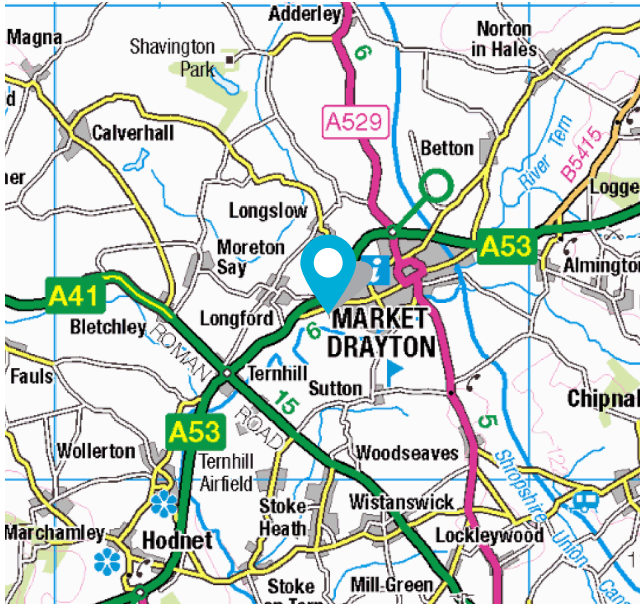


HIGH-QUALITY COMMERCIAL/BUSINESS/TRADE COUNTER UNIT

UNIT 53, TERN VALLEY BUSINESS PARK, MARKET DRAYTON, SHROPSHIRE, TF9 3SQ

- Forming part of a modern business park environment
- Suitable for a variety of light industrial/commercial uses and alternative uses subject to planning
- 1,076 sq ft (99.96 sq m)
- Allocated parking
- Easy access to motorway network

RENT: £8,500 per annum (Exclusive)



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, air con heating and cooling. The unit is an end of row unit and benefits from a small kitchen area and a separate WC and sink.

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	M SQ
UNIT 53	1,076	99.96

RENT

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



RATEABLE VALUE

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

Rateable Value (2024/25)	£6,800
Rates Payable (2024/25)	£3,393

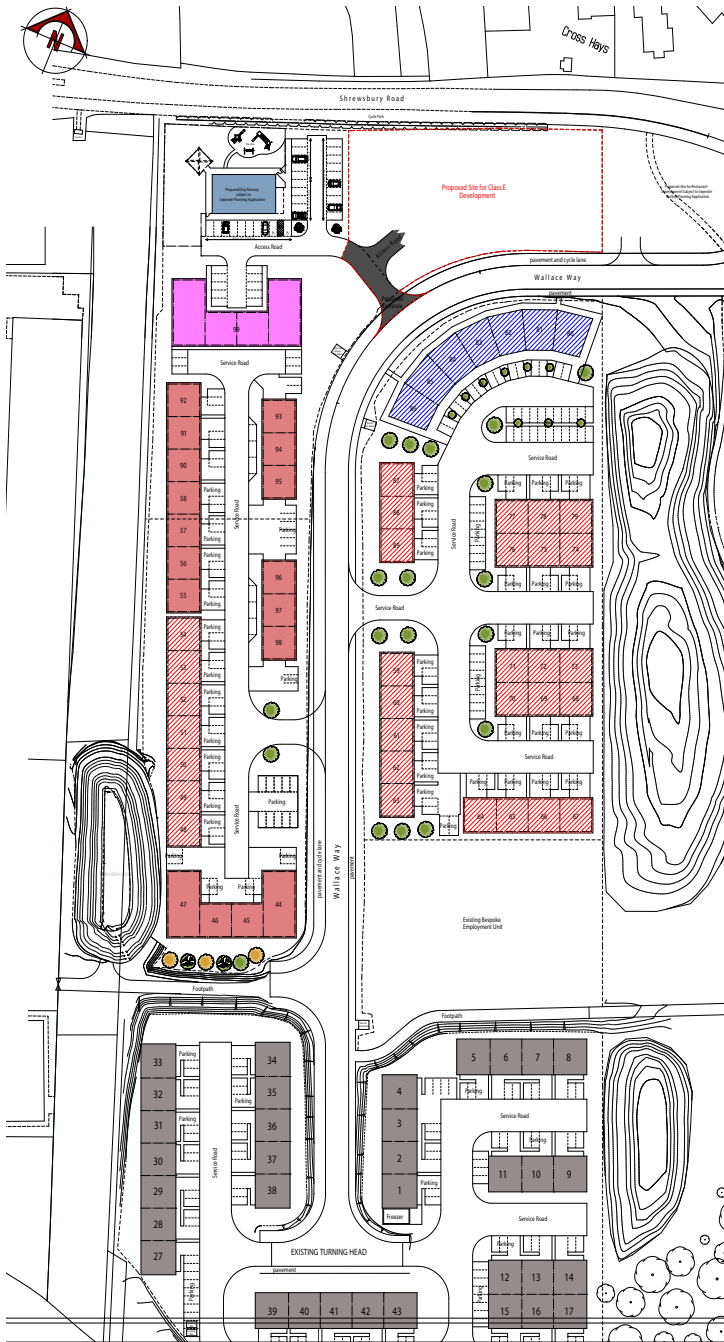
Interested parties should make their own enquiries to the local authority.

VAT

Unless otherwise stated, all rents quoted are exclusive of 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.

TO LET

MODERN COMMERCIAL UNIT



PLANNING

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

EPC

The energy rating of the property is A(24)

SERVICES

(Not tested at the time of inspection)

We understand that mains water, drainage and electricity are connected to the property. The property benefits from air conditioning and cooling. We have not tested any services on site and prospective tenants should make their own enquiries.

TENURE

The unit is available on a new Tenant's Fully Repairing and Insuring lease terms to be agreed.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's 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

Ellie Studley - 07538 912 096
E: e.studley@hallsgb.com



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