



**TO LET - OFFICE
SHOP & OFFICE SUITES, DROVERS HOUSE, SHREWSBURY ROAD,
CRAVEN ARMS, SY7 9BZ**

RENT

■ £2,700 - £10,000 per annum

KEY POINTS

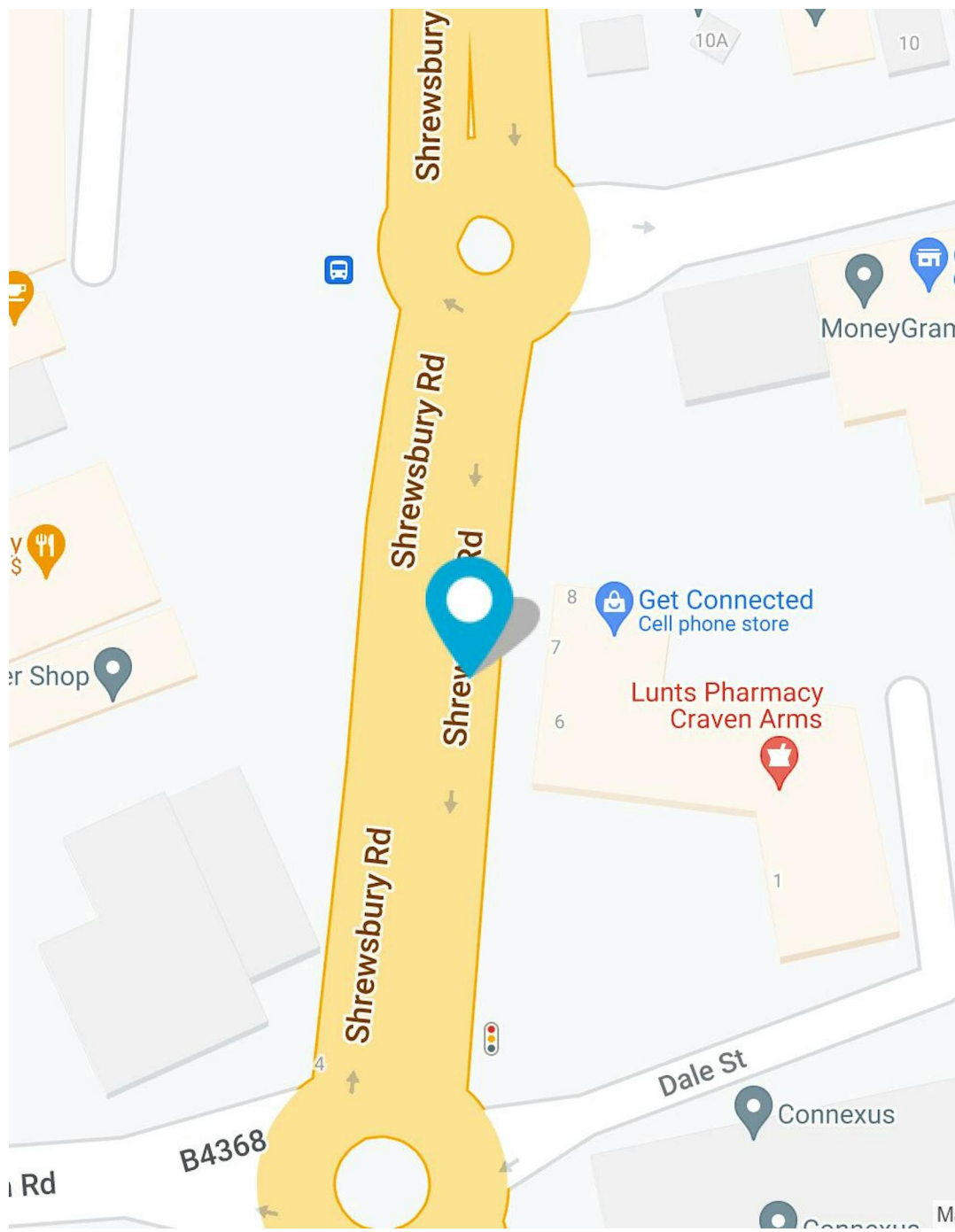
- Fully glazed shop front onto Shrewsbury Road
- Prominently located lock up shop units
- Office Suites
- In the centre of Craven Arms



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334 TO 1,355 SQ FT | £2,700 - £10,000 PER ANNUM

01743 450 700



LOCATION

The property is located in the centre of the town of Craven Arms and has frontage onto the main A49 Trunk Road (Shrewsbury to Hereford Road). Access to the car park of the subject property is via Dale Street. The property is located nearly directly opposite the Craven Centre in Craven Arms where Tuffin's supermarket is located.

The town of Craven Arms is situated approximately 9 miles north west of Ludlow, 21 miles south of Shrewsbury and 21 miles west of Bridgnorth. The town has all local amenities and is served by a railway station that serves the Welsh Marches and Heart of Wales railway lines. The town had a population of 2,289 at the 2011 Census.

ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Shop 7	334	31.03	£4,700 /annum	Under Offer
Ground - Shop 8	346	32.14	£4,800 /annum	Available
1st - Office Suite	1,355	125.88	£10,000 /annum	Available
1st - Office 1	340	31.59	£2,700 /annum	Available
1st - Office 2	430	39.95	£3,360 /annum	Available
1st - Office 3	590	54.81	£4,680 /annum	Available
2nd - Office Suite	1,352	125.60	£10,000 /annum	Available
2nd - Office 1	340	31.59	£2,700 /annum	Available
2nd - Office 2	430	39.95	£3,360 /annum	Available
2nd - Office 3	590	54.81	£4,680 /annum	Available

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DESCRIPTION

The property comprises of a mixture of retail and office accommodation consisting of 8 retail units and 6 offices which have been combined to provide two suites over two floors. The property sits on a site area of approximately 0.538 acres (0.218 hectares).

The property structure has been built in an L shape with there being a car park to the rear left hand side of the property as you look at the property from the A49. There is also a good size paved area to the front.

The property is arranged to provide retail units on the ground floor; shop 8 benefits from the use of shared WC facilities.

The first and second floors of the property provide office accommodation with shared toilets and kitchens/staffroom on each the floor. The offices are accessed through a communal staircase with lift facilities, which are understood to be maintained by way of a service charge (more details can be requested through the letting agents). Each floor currently provides 3 separate offices/rooms.



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PLANNING

Prospective tenants should make their own enquiries.

It is understood that the property currently benefits from planning consent for Use Class E.

SERVICES

(not tested at the time of inspection)
Mains water, electricity, drainage and gas are understood to be connected to the property.

RENT

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VAT

On Application

RATES

On Application

LEGAL COSTS

On Application

EPC

On Application

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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