



TO LET – PROMINENTLY LOCATED SHOWROOM/RETAIL SPACE

WEM MOTORS | NEW STREET | WEM | SY4 5AD

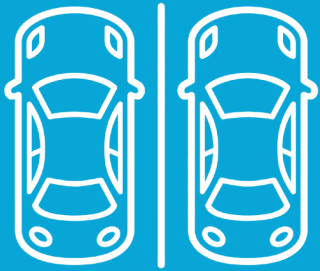


KEY POINTS

4,837

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



GENEROUS ON SITE CAR PARKING
AND SERVICING AT REAR

SUITABLE FOR A VARIETY
OF RETAIL/SHOWROOM
AND COMMERCIAL USES


ALL MEASUREMENTS ARE APPROXIMATE




RENT
£29,000

PER ANNUM
(EXCLUSIVE)


James Evans

 07792 222 028

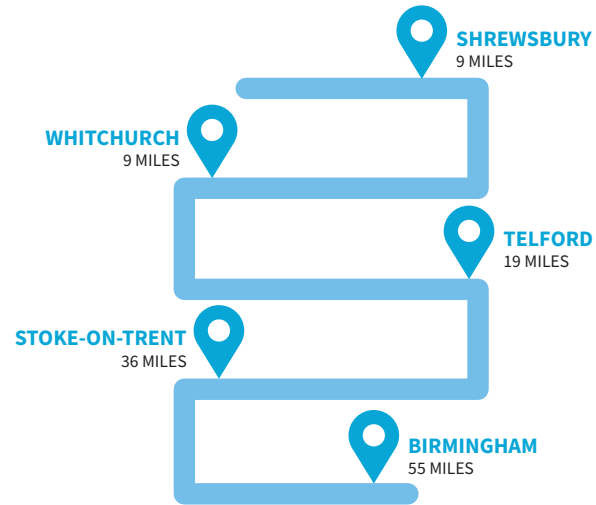
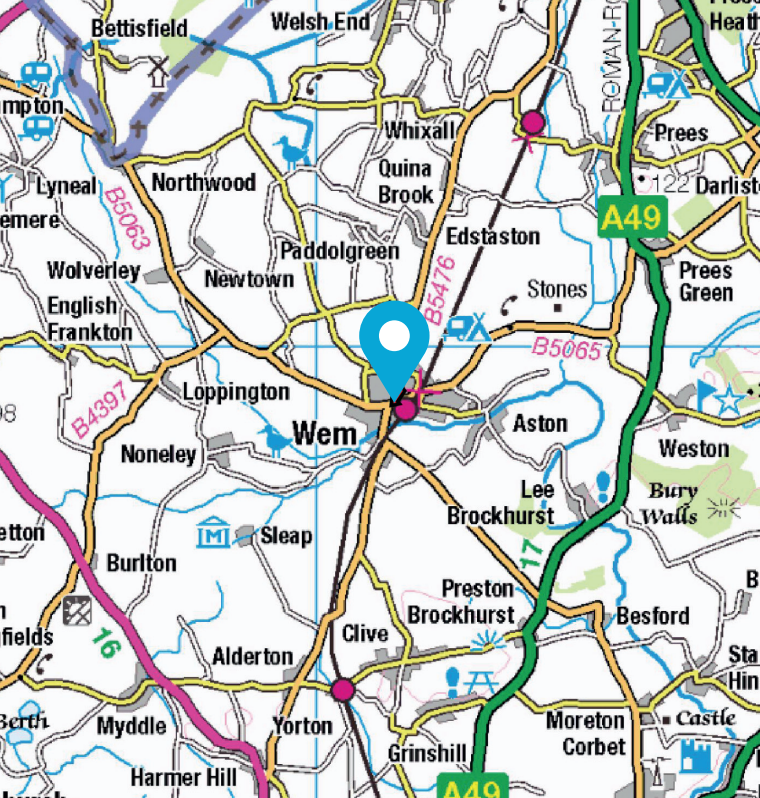
 james.evans@halls.gb.com



Ellie Studley

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LOCATION

The property is prominently located fronting onto New Street in the town centre of Wem and located in proximity to all local amenities. New Street serves as one of the main roads within the town centre of Wem and the property has a large road frontage and is located opposite Wem Business Park.

The surrounding occupiers include J Jenkins Spares and JSL Water Systems Limited.

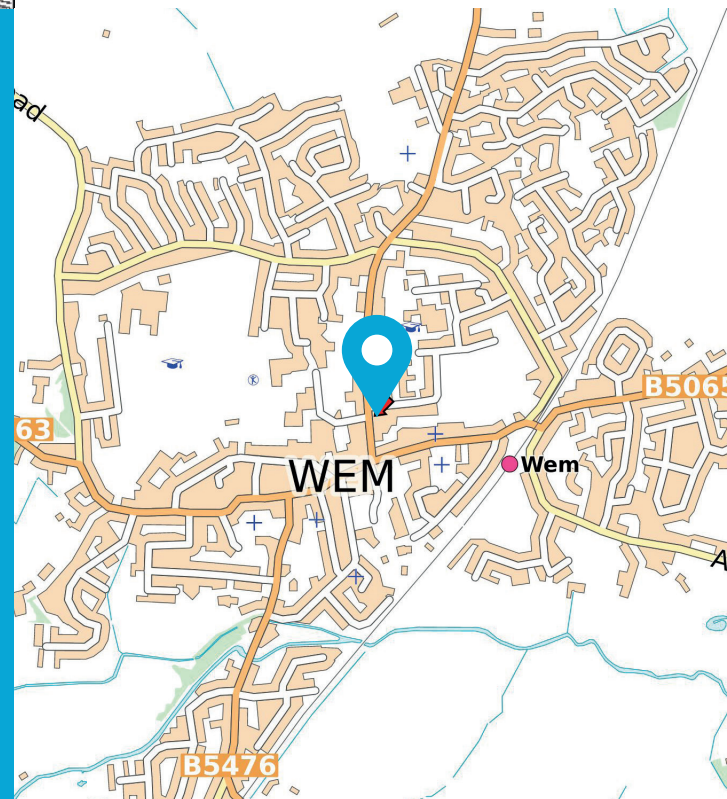
Wem is a market town and civil parish in Shropshire, England, 9 miles (14 km) north of Shrewsbury and 9 miles (14 km) south of Whitchurch.



WEM
POPULATION

6,200

APPROXIMATELY



what3words
mint.await.rejoins



DESCRIPTION

The property comprises of a prominently located single storey commercial property that is arranged to provide a Total Gross Internal Floor Area of approximately 4,837 ft sq (449.37 m sq). The property is arranged to provide a large open plan retail/showroom space with ancillary accommodation. The property benefits from a glazed shop front and is of traditional construction.

The property benefits from a generously sized car parking forecourt area that is accessed from New Street and rear servicing/car parking that is accessed from Park Road.

The property would lend itself to a variety of retail/showroom and commercial uses (subject to any statutory consents). An inspection of the property is recommended to fully appreciate the potential of the property.



TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three yearly intervals on Tenants Full Repairing and Insuring Basis.

VAT

The property is understood to not be elected for VAT.

LEGAL COSTS

The incoming tenant is to be responsible for legal costs incurred in respect of the lease for the property.

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
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RATEABLE VALUE: £12,100
RATES PAYABLE: £5,988

D (82)



SERVICES

(not tested)

All Mains services are understood to be available to the property. We understand that mains gas requires reconnection to the property. There is understood to be a three-phase electricity supply

PLANNING

Prospective tenants should rely on their own enquiries.

We understand that the property benefits from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

ACCOMMODATION

(all measurements are approximate)

Total Gross Internal Floor Area of approximately 4,837 ft sq (449.37 m sq)

Arranged to provide to provide retail showroom space with ancillary stores and toilets and staffroom facilities

Outside

Car parking forecourt area

Rear servicing and car parking.

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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