



## Ground Floor, Rear of 101 Frankwell, Shrewsbury, SY3 8JS

To Let - Flexible Business Space/Workshop Space

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,045 sq ft / 97.08 sq m
<b>Rent</b>	£7,200 per annum
<b>Business Rates</b>	TBC
<b>EPC Rating</b>	D (92)

### Key Points

- Located on the edge of Shrewsbury Town Centre and within proximity of all local amenities
- Total Gross Internal Floor Area 1,045 ft sq (97.07 m sq)
- Flexible ground floor accommodation providing business space/offices and workshop space suitable for a variety of potential uses (subject to statutory consents)
- 1 designated car parking space

DESCRIPTION

The property comprises of the ground floor of a two storey building that is located at the rear of 101 Frankwell and is accessed from Nettles Lane. The property has a shared ground floor entrance and then provides flexible accommodation that would lend itself to a variety of uses, subject to statutory consents.

The accommodation provides a Total Gross Internal Floor Area of approximately 1045 ft sq (97.07 m sq).

The property benefits from a designated car parking space in a car park that is accessed from Nettles Lane.

LOCATION

The property is accessed from Nettles Lane in the area of Shrewsbury Town Centre known as Frankwell. The property is located within proximity of all local amenities and offers convenient business/office space.

Frankwell in a thriving area of Shrewsbury populated mainly by independent retailers, restaurants and bars. The property is located in close proximity to the Theatre Severn, Frankwell car park and a short walk into the centre of Shrewsbury over the Welsh bridge.

Shrewsbury is the historic town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

TENURE

The property is to let on a new lease on Tenants Full Repairing and Insuring Lease for a length of term by negotiation.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

SERVICES

(Not tested at the time of inspection)

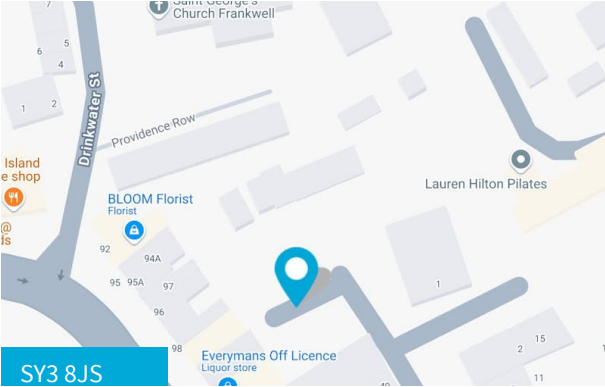
The property is understood to benefit from mains water, electricity, gas and drainage.

PLANNING

Prospective tenants should rely on their own enquiries

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

The property would lend itself to a variety of business/office uses.



Viewing & Further Information  
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