



## Left Handside of Ford Fish Bar, Ford, Shrewsbury, SY5 9LE

To Let - Lock up shop/takeaway

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,007 sq ft / 93.55 sq m
<b>Rent</b>	£8,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Offered with an initial 6 months rent free
- Total Gross Internal Floor Area of approximately 1,007 sq ft (93.55 m sq)
- Benefiting from planning consent for use class E.
- Prominent A-road position with approximately 15,000 passing vehicles daily
- Suitable for a variety of uses (STSC)
- Forming part of a small commercial parade
- Generous on site car parking

## DESCRIPTION

The property comprises of a single-story semi-detached commercial unit providing a Total Gross Internal Area of approximately 1,007 sq ft (93.55 m sq). It is arranged to provide office/business space, stores and welfare facilitates. The property benefits from onsite car parking to the front of the property and would suit a variety of commercial uses.



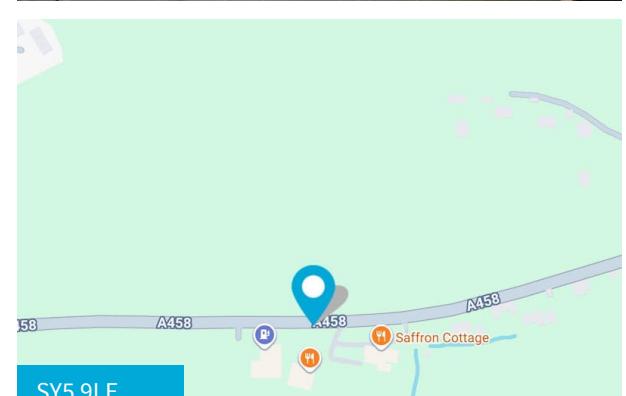
There is potential opportunity for a shared seating area with the adjoining fish and chip shop if suitable.

## LOCATION

The property occupies a prominent roadside position in the village of Ford, fronting onto the main A458, which serves as a main road between Shrewsbury and Newtown and is also a busy tourist route to the Welsh coast.



Benefiting from good connectivity, the property is located within easy access of the A5 Shrewsbury bypass which provides access to the A49 and the M54 and national road network.



Surrounding occupiers include Nisa Local & Service Station, Ford Fish Bar and Saffron Cottage.

Located on the edge of the village of Ford, the property is located in a desirable semi-rural location. Ford is a growing village and has the majority of local amenities. It is located approximately 6 miles from the town centre of Shrewsbury and approximately 13 miles east of the town of Welshpool.

## TERMS

The property is available to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals and the lease is to be granted on Tenants Full Repairing and Insuring Basis.

## SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services at the time of inspection and interested parties should make their own enquiries.

## LOCAL AUTHORITY

Shropshire Council

The Guildhall,

Frankwell Quay,

Shrewsbury,

SY3 8HQ

## Viewing & Further Information

### SIMON CULLUP-SMITH

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