

TO LET

TSR

TOWLER SHAW ROBERTS

COMMERCIAL OPEN STORAGE YARD IN PROMINENT ROADSIDE LOCATION



**SECURE COMPOUND
SPRING GARDENS
SHREWSBURY
SHROPSHIRE
SY1 2TF**

- Secure open storage yard extending in total to approx. 0.2 acres (0.08 hectares)
- Occupying a busy and prominent location, fronting one of the main vehicular routes (A5191) in to Shrewsbury Town Centre from the north.
- Considered suitable for a variety of uses, subject to planning
- Available To Let on a new Lease.
- Rent **£13,000** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a highly prominent and convenient location fronting the busy A5191, one the main vehicular routes into Shrewsbury Town Centre from the north. The property is situated in an established commercial and residential area close to the world renowned former Flaxmill Maltings which is currently undergoing an extensive refurbishment programme.

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

Description

The site provides a level, secure commercial open storage yard with hardcore surface and perimeter fencing extending to approximately 0.2 acres (0.08 hectares) or thereabouts.

Accommodation

Site Area 0.2 acres 0.08 hectares

Services (Not Checked or Tested)

Mains water, drainage and electricity services are understood to be available in the vicinity of the site. Interested parties are advised to make their own enquiries with the relevant utility companies.

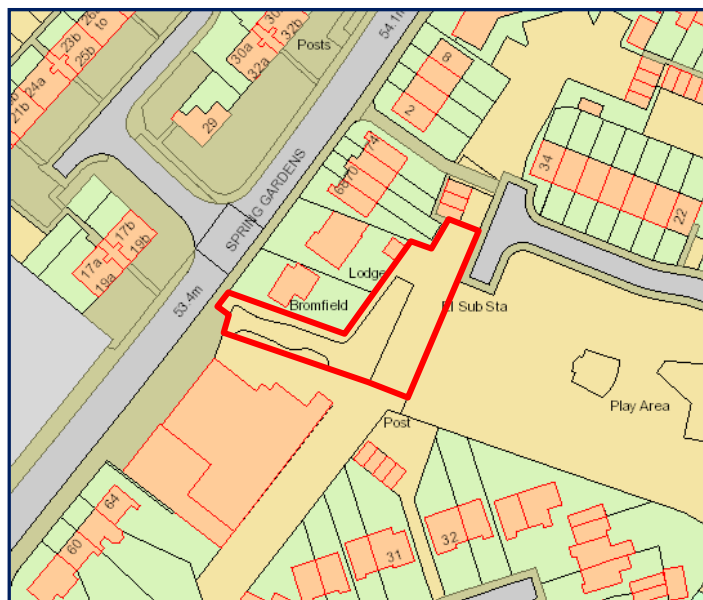
Tenure

The property is available To Let on a new three year Lease or multiples thereof subject to three yearly upward only rent reviews on a Tenant's full repairing and insuring basis at a rent of **£13,000** per annum exclusive payable quarterly in advance.

The Lease is to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Business Rates

The property is to be reassessed for business rates upon completion of the new Lease. Interested parties are advised to make their own enquiries with the Valuation Office.



For Reference purpose only

Scale: Not to Scale

Planning

The site has previously been used as an open storage yard. Interested parties are requested to make their own enquiries to the Local Authority regarding their intended use.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in respect of the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property.

Viewing

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243 900.

October 2019

Imagery: Google Earth/Shropshire Planning Portal

TSR House

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