



Wem Motors, New Street, Wem, Shrewsbury, SY4 5AD

Prominently located showroom/retail space

Summary

Tenure	To Let
Available Size	4,837 sq ft / 449.37 sq m
Rent	£25,000 per annum
Rates Payable	£5,988 per annum
Rateable Value	£12,000
EPC Rating	D (82)

Key Points

- Prominently located in the centre of the town of Wem
- Generous on site car parking and servicing at rear
- Total Gross Internal Floor Area of approximately 4,837 ft sq (449.37 m sq) providing retail/showroom space with ancillary accommodation
- Suitable for a variety of retail/showroom and commercial uses

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.

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.

TERMS

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.

SERVICES

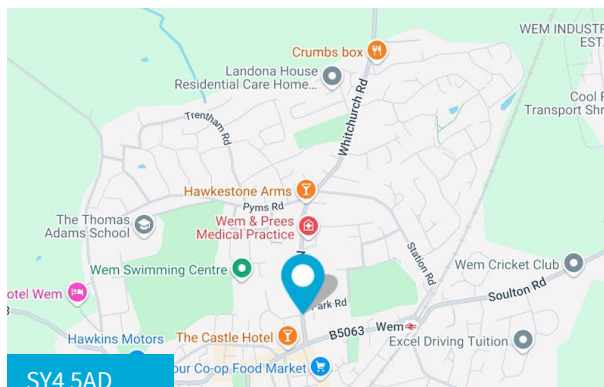
(not tested)

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.



Viewing & Further Information JAMES EVANS

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