



Unit 4 Mynd Industrial Estate, Crossways, Church Stretton, SY6 6EA

Modern commercial unit, forming part of a prominently located sought after commercial estate adjacent to the A49

Summary

Tenure	To Let
Available Size	1,013 sq ft / 94.11 sq m
Rent	£8,000 per annum
Rates Payable	£2,844.30 per annum
Rateable Value	£5,700
EPC Rating	E (111)

Key Points

- Modern commercial unit
- Convenient position off A49
- Suitable for a variety of commercial uses
- Total Gross Internal Floor Area 1,013 sq ft
- Forming part of a prominently located sought after commercial estate

DESCRIPTION

The property comprises of a modern commercial unit, which is suitable for a variety of commercial uses.

The unit provides a Gross Internal Floor Area of 1,013 sq ft, containing an office, production area and WC. The unit benefits from 3-phase electric. The accommodation can be accessed via a goods loading door to the production area or alternatively a separate personnel door.

LOCATION

Church Stretton is an attractive town in South Shropshire. The town lies on the A49, approximately 13 miles south of Shrewsbury and 15 miles north of Ludlow. The town sits at the foot of the Shropshire Hills and is within an Area of Outstanding Natural Beauty.

The Mynd Industrial Estate comprises 11 workspace units located just off the A49 to the South of Church Stretton, between Church Stretton and Craven Arms.

TENURE

The property is offered to let on a new lease for a length of term of 6 years with a 3 year break clause, triggered by either landlord or tenant, subject to 6 months notice. The lease is granted on Tenants Full Repairing and Insuring Terms. There will be a rent review at the end of the third year.

LEGAL FEES

Each party is to bear their own legal costs. The tenant to pay Landlord costs only if they withdraw from transaction before completion.

MAINTENANCE RENT

The unit is subject to a maintenance rent of £1,150 Plus VAT per annum.

VAT

All rents are exclusive of VAT, where applicable. It is understood that the property is elected for VAT.

LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell Quay, Frankwell, Shrewsbury, SY3 8HQ

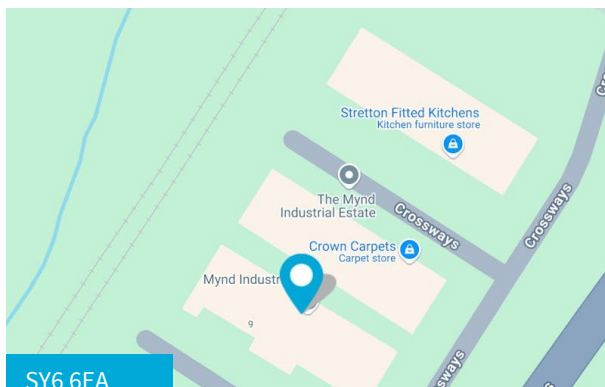
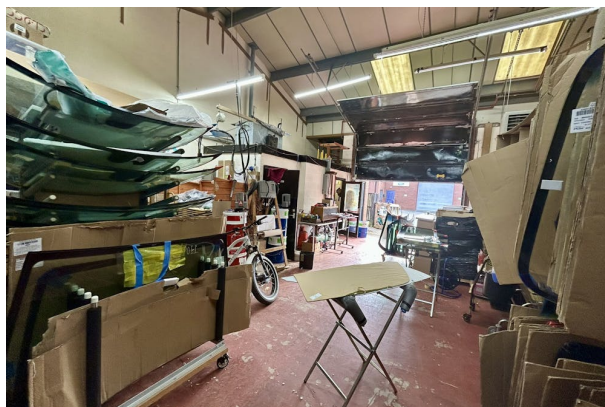
PLANNING

The property is understood to benefit Use Class B of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity (three phase) and drainage are connected to the unit.



Viewing & Further Information

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