



# To Let: Former Jewsons Site, The Grove

Craven Arms | Shropshire | SY7 8BY





### Versatile Commercial Site with A49 Frontage – To Let in Craven Arms

Halls Commercial are pleased to offer this well-located commercial site fronting the A49 on the edge of Craven Arms. Extending to approx. 2 acres (0.81 ha), its comprised of two detached commercial units and a large concrete yard in a strategic South Shropshire setting.

Available to let as a whole as shown edged red on plan in these details or in parts, the site is suitable for various commercial or alternative uses (subject to consents). With strong roadside presence, good access, and open yard space, it offers an ideal base for businesses needing workshop, storage, or operational areas. Early viewing is recommended.

# Former Jewson Site, The Grove

The property comprises a prominently positioned commercial site fronting the A49 Trunk Road, available to let as a whole as shown edged red on plan or in individual units, with accompanying commercial yards. The site, outlined in red on the enclosed plan, offers excellent visibility and access in a strategic location on the edge of Craven Arms. In total, the site extends to approximately 2 acres (0.81 hectares) and includes two main detached commercial buildings, providing a combined Gross Internal Floor Area of approximately 13,949 sq ft (1,295.78 m<sup>2</sup>). The site benefits from a large, concreted yard and generous road frontage.

Building 1 comprises Units 1 and 2:

- Unit 1: Approx. 4,880 sq ft (453.32 m<sup>2</sup>) with an eaves height of 6.5m, arranged as a former trade counter with warehouse and welfare facilities.
- Unit 2: Approx. 1,683 sq ft (156.34 m<sup>2</sup>) with a 6.5m eaves height, roller shutter (approx. 4.5m wide), and configured as a commercial warehouse. This building is of steel portal frame construction with blockwork and profile sheet cladding, under a dual-pitched profile sheet roof.

Building 2 comprises Units 3 and 4:

- Unit 3: Approx. 4,593 sq ft (426.67 m<sup>2</sup>) with an eaves height of 5.8m and three roller shutter doors (3.5m–4m wide), arranged as warehouse space.
- Unit 4: Approx. 2,275 sq ft (211.33 m<sup>2</sup>) with an eaves height of 5.8m and two 4m wide roller shutter doors, also arranged as warehouse space. This building shares the same construction specification as Building 1.



To the rear of the site is a brick-built outbuilding with slate roof, offering an additional 518 sq ft (48.12 m<sup>2</sup>) of floor space.

Please note: If the entire site is let, a right of access will be retained to land fronting the A49, as indicated edged in green on the attached plan that is being retained.

The property is suitable for a range of commercial or alternative uses, subject to statutory consents. Viewing is highly recommended to appreciate the full potential of the site.

# Location

The property enjoys a prominent position on the northern edge of Craven Arms, fronting the busy A49 Trunk Road at The Grove. This key arterial route connects Shrewsbury and Hereford, providing excellent regional access for both distribution and commuter traffic.

- Prime frontage onto the A49, a major north-south route
- Located in a mixed-use commercial area opposite established occupier Britpart
- Close proximity to local amenities including retail and services
- Near Craven Arms railway station with regular services to Shrewsbury, Hereford, and connections to Birmingham and Cardiff
- Situated in a growing market town with a diverse economy including manufacturing, logistics, and tourism
- Access to a skilled workforce and well-developed business infrastructure

With excellent transport links, a supportive commercial environment, and strong regional connectivity, Craven Arms offers an ideal base for businesses seeking well-located, accessible premises along the A49 corridor.



# Accommodation

## Total Gross Internal Floor Areas

### UNIT 1

**4,880 ft sq** (453.32 m sq)

### UNIT 4

**2,275 ft sq** (211.33 m sq)

### UNIT 2

**1,683 ft sq** (156.34 m sq)

### OUTBUILDINGS

**518 ft sq** (48.19 m sq)

### UNIT 3

**4,593 ft sq** (426.67 m sq)

**TOTAL SITE AREA – 2 ACRES (0.81 HECTARES) (SHOWN EDGED RED)**

*ALL MEASUREMENTS ARE APPROXIMATE*

## Rent FOR THE WHOLE

- £95,000 (Ninety Five Thousand pounds) per annum exclusive payable quarterly in advance

## Rent FOR THE VARIOUS UNITS

- Unit 1- £40,000 (Fourty Thousand Pounds ) per annum exclusive payable quarterly in advance
- Unit 2- £15,000 (Fifteen Thousand Pounds) per annum exclusive payable quarterly in advance
- Unit 3- £30,000 (Thirty Thousand pounds) per annum exclusive payable quarterly in advance
- Unit 4- £15,000 (Fifteen Thousand pounds) per annum exclusive payable quarterly in advance





# Key Details

## Rateable Value

Rateable value = £63,000

## Price

Rent **£95,000** (Ninety Five Thousand Pounds) exclusive as a whole

(separate rental figures for the respective units are available from the letting agents upon request)

## VAT

It is understood that the property is elected for VAT. Therefore VAT will be payable on the rent of the property.

## EPC

Rated - D

## Local Authority

Shropshire Council

The Guildhall, Frankwell Quay

Shrewsbury, SY3 8HQ



0345 678 9000



[SHROPSHIRE COUNCIL WEBSITE](#)

## Tenure

The property is offered for let on a new Tenants Full Repairing and Insuring Leases for a length of term by negotiation. There will be upward only rent reviews at three yearly intervals. Note the land shown edged green is being retained by the landlord.

## Services

The property is understood to benefit from mains water, electricity (three phase) and drainage. The property has the benefit of gas fired air blown heater. Services not tested.

## Planning

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order.

## Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in respect of the granting of a lease.


IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.




# Halls


Viewing is strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing please contact:


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Commercial Department

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 commercialmarketing@halls.gb.com

#### Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

