

TO LET

UNIT 22 TERN VALLEY BUSINESS PARK
MARKET DRAYTON, SHROPSHIRE TF9 3SQ

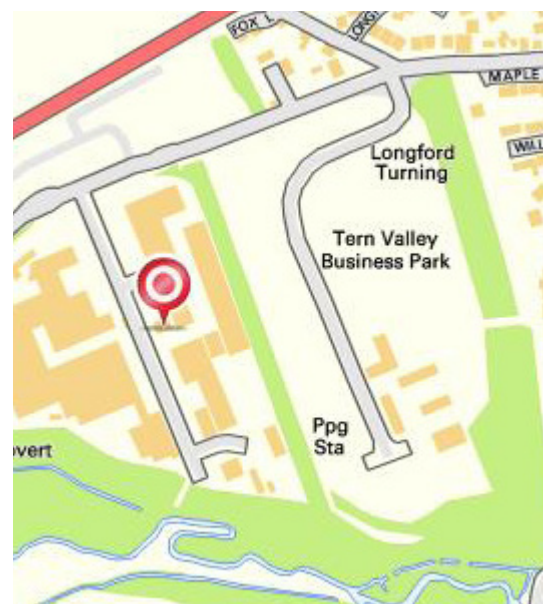
Halls¹⁸⁴⁵

COMMERCIAL



HIGH-QUALITY COMMERCIAL/BUSINESS/TRADE COUNTER UNIT

- Forming part of a modern business park environment
- Suitable for a variety of light industrial/commercial uses and alternative uses subject to planning
- 1,076 sq ft (99.96 sq m)
- Allocated parking
- Easy access to motorway network



Rent: £7,000 (Exclusive) per annum

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01743 450 700

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LOCATION

The property forms part of the Tern Valley Business Park, on the outskirts of Market Drayton, which is located in the north-east of Shropshire. Market Drayton is 19 miles (30.6 km) to the north of Shrewsbury, and 18 miles (29 km) to the west of Stoke-on-Trent. Wolverhampton is 30 miles (48.2 km) to the south.

Tern Valley is located just off the A53, to the south-west of the town centre. Tern Valley is accessed from the Shrewsbury Road, with the main spine road running to the south of the Shrewsbury Road and continuing to the rear of the site.

DESCRIPTION

The commercial unit offers 1,076 sq ft (99.96 sq m).

It is a high quality unit that has manually operated roller shutter door to the front of the unit, along with allocated parking. The unit benefits from fibre optic broadband.

ACCOMMODATION

(All measurements are approximate)

Unit 22 1,076 sq ft (99.96 sq m)

RENT

Rent: £7,000 (Seven Thousand Pounds) per annum (exclusive), payable quarterly in advance by standing order.

TENURE

The unit is available on a new Tenant's Fully Repairing and Insuring lease for a term to be agreed. There will be rent reviews at three yearly intervals.

RATEABLE VALUE

We understand that the unit is yet to be separately assessed for rating purposes.

Interested parties should make their own enquiries to the local authority.

The units will benefit from small business relief.

EPC

Rating: A(24)



PLANNING

The unit benefits from planning consent for Use Class B of the Town and Use Classes Order 1987.

Interested parties are advised to make their own enquiries to the local authority.

VIEWING

Strictly by prior appointment with the letting agents:

James Evans E: james.evans@hallsgb.com

Huw Bevan E: huwb@hallsgb.com

T: 01743 450700

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SERVICES

(Not tested)

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective tenant should make their own enquiries.

LEGAL COSTS

The incoming tenant will be responsible for the landlords legal costs in approving the lease of the property.

LOCAL AUTHORITY

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

VAT

Unless otherwise stated, all rents quoted are exclusive of Valued Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction. All figures in these particulars are quoted exclusive of VAT.

FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.



James Evans
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