

TO LET

Halls¹⁸⁴⁵

COMMERCIAL

MODERN TRADE COUNTER/COMMERCIAL UNITS

Units 1 & 2 Parys Oak, Ludlow Business Park, Ludlow, SY8 1XY



- Modern trade counter/commercial units from 3,000sq ft to 7,000sq ft.
- This high profile new commercial development is prominently situated fronting onto Parys Road in the established trade counter/commercial quarter of Ludlow.

Rent : £18,000 - £21,000 per annum (exclusive)



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Location

This high profile new commercial development is prominently situated fronting onto Parys Road in the established trade counter/commercial quarter of Ludlow. The surrounding occupiers include Screwfix and the Shukers Land Rover car dealership.

Ludlow is an established administrative and tourist centre in South Shropshire situated just off the A49 Trunk Road (The main Shrewsbury to Hereford Road).

Description

The development provides a prominently positioned detached building which has been divided into three units from 3,000 ft sq (278.7 m sq). Detailed plans relating to the scheme can be made available upon request. The property benefits from being of modern construction and offering flexible accommodation. The premises benefit from a generous external car park which is in shared use.

Accommodation

(All measurements are approximate only)

Unit 1 3,000sq ft (278.7sq m)
Unit 2 4,000sq ft (371.58sq m)

Rent

Unit 1 £18,000 per annum
Unit 2 £21,000 per annum

Tenure

The premises are available to let on a new Tenants Full Repairing and Insuring Lease. The premises are offered to let on a new lease for a length of term by negotiation, subject to rent reviews at three yearly intervals.

Rateable Value

Interested parties should rely on their own enquiries to the charging authority.

The premises are yet to be assessed for rating purposes. Further details are available from the letting agents upon request.

Energy Performance Rating

To Order.

Legal costs

Each party is to be responsible for their own costs.

Services

(Not tested at the time of our inspection.)

Prospective Tenants are advised to satisfy themselves regarding the satisfactory connection of services to the property. However, we understand that water, electricity and drainage services are connected. It is also understood that the property benefits from a three phase electricity supply.

Local Authority

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

Financial Act 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

01743 450 700

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Shrewsbury / West Midlands / Worcester