

TO LET

GROUND FLOOR, FORMER OLD
POST OFFICE, SHREWSBURY
ROAD, CRAVEN ARMS, SY7 9QJ

Halls¹⁸⁴⁵
COMMERCIAL



To Let -Prominently Located Potential Retail/ Commercial Business Space With Main Road Frontage

Providing Total Internal Floor Area of approximately 207sqm / 2228sq ft.

Fronting on to The A49 trunk road (main Shrewsbury to Hereford Road) in the town
Of Craven Arms.

The property benefits from use of a generously sized car park and outside garage.

RENT: £15,600 per annum (exclusive)

hallsgb.com

01743 450 700

TO LET

Ground Floor, Former Old Post Office, Shrewsbury Road, Craven Arms, Shropshire, SY7 9QJ

DESCRIPTION

The property comprises of a Former Post Office / Sorting Office that is arranged to provide Total Ground floor accommodation providing a Total Floor Area of approximately 207sq m (2228 sq ft) which could be used for potential retail/ commercial or business use (subject to any relevant statutory consents.)

The property benefits from external garaging and a car parking area.

The property is arranged as a variety of rooms and has toilet and welfare facilities.

LOCATION

The property is situated fronting onto Shrewsbury Road (A49 Truck Road) which is the main road between Shrewsbury and Hereford.

The property is located within close proximity of Tuffins convenience store and in an area of mixed development. The roadside location means that it would suit a variety of Retail and Commercial based uses subject to the receipt of any statutory consents.

Craven Arms is an established market town with a population of approximately 2,289 people. The town is located approximately 7 miles from the town of Ludlow and approximately 20 miles from the town of Shrewsbury.

TENURE

The premises is offered to Let on a new Tenant Full Repairing and Insuring lease (subject to service charge provisions) for a length of term by negotiation with rent reviews at three yearly intervals.

PLANNING

Prospective tenants should make their own enquiries. It is understood that the property currently benefits from A1 (retail consent) But the property would lend itself to a variety of potential uses subject to receipt of any statutory consent.

RATEABLE VALUE

To be assessed:

Further details from selling agents.

EPC

Rated E-125

SERVICES

(Not tested)

It is understood that all mains services are connected to the property. Prospective purchasers should rely on their own enquiries.

The property benefit from gas fired central heating system.

ACCOMMODATION

Total Gross Internal Floor area 207 sq m (2228 sq ft)

External Garaging

Car park.

RENT

£15,600 per annum (fifteen thousand, and six hundred pounds) (exclusive) payable quarterly in advance by standing order.

VAT: All prices and figures are exclusive of VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in relation to the transaction.

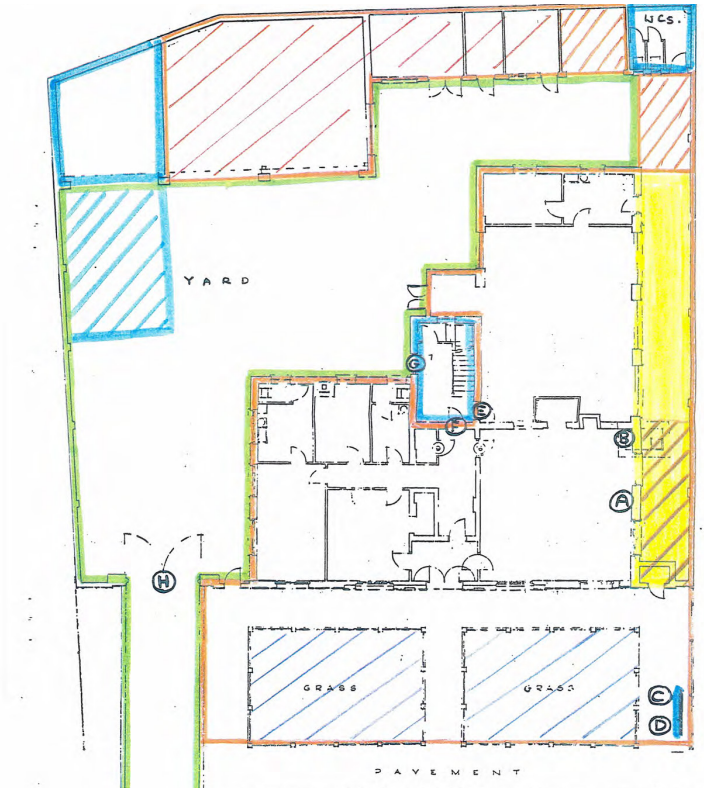
FINANCIAL ACT 1989

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



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VIEWING

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

Halls Commercial
Halls Holdings House
Bowmen Way, Battlefield, Shrewsbury
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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

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