

BRYN Y PLENTYN FARM

OSWESTRY, SHROPSHIRE, SY11 4LP



TO LET

- Warehouse/agricultural/industrial unit
- 4,037 sq ft (375 sq m)
- Eaves height of 7m
- 6 m x 6 m roller shutter door

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

BRYN Y PLENTYN FARM

OSWESTRY, SHROPSHIRE, SY11 4LP

LOCATION

Bryn Y Plentyn Farm is located off the A5 which leads to Shrewsbury as well as the A483 which leads to Wrexham into the north. The property is situated close to the A495 which leads into Whitchurch approximately 18.7 miles to the west.

DESCRIPTION

The property is a semi-detached industrial unit constructed of steel portal frame with concrete floors, breezeblock cladding to the mid elevations and plastic coated metal cladding to the upper elevations and roof incorporating translucent panels.

Servicing is via an electric roller shutter door, whilst the premises also benefits from 3 phase electricity and high bay lighting.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Warehouse	375	4037

RENTAL

£18,200 per annum

LEASE

The property is available by way of a new lease for a term of years to be negotiated.

RATES

The unit is to be re-assessed for business rates.

Interested parties are advised to contact the Local Rating Authority, Shropshire County Council, Business Rates Department.

EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: RC Feb 2020

Fraser.crewe@bacommercial.com

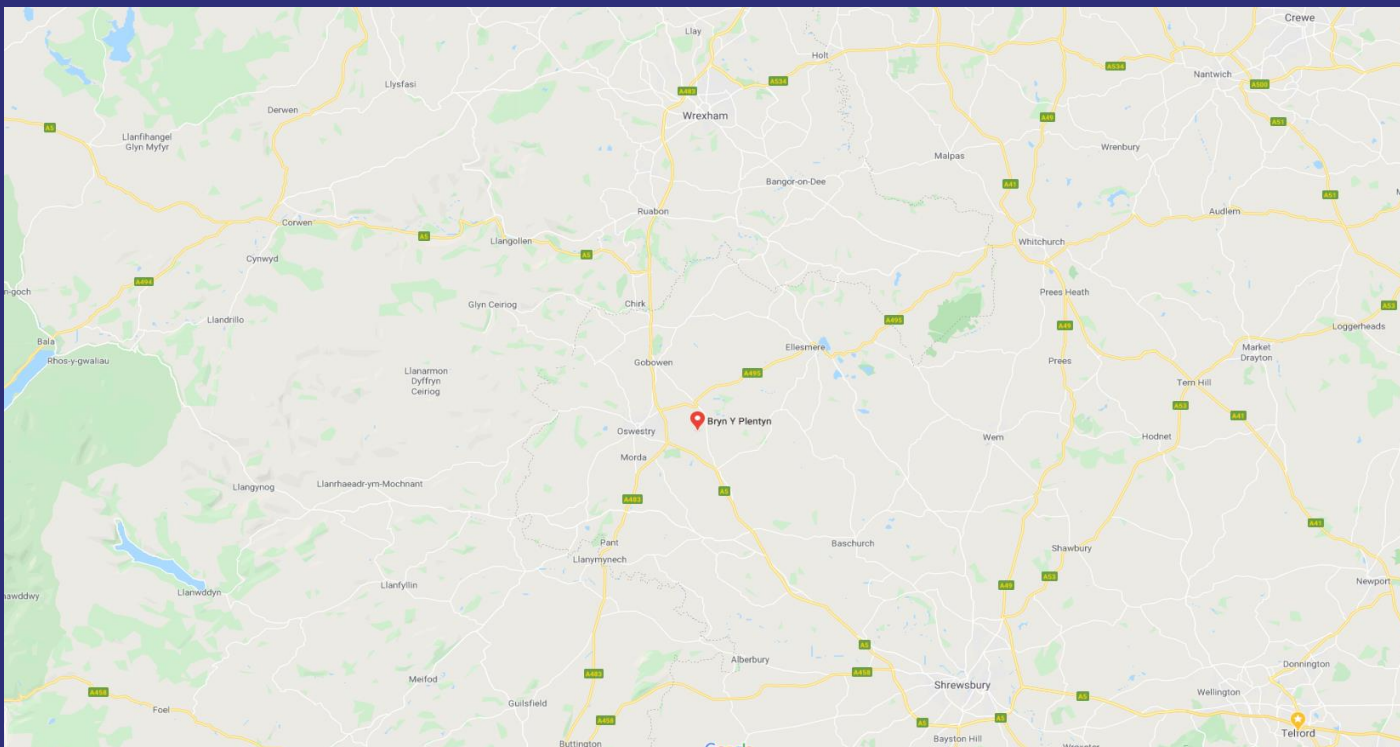
Robbie.clarke@bacommercial.com

07741320910

SUBJECT TO CONTRACT

BRYN Y PLENTYN FARM

OSWESTRY, SHROPSHIRE, SY11 4LP



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

