

Workshop with Offices
115.2 sq m (1,240 sq ft)



Bay 9 Aston Road Business Park, Aston Road,
Wem SY4 5BA

To Let

- 115.2 sq m (1,240 sq ft)
- Separate office
- Car parking
- Edge of town location



INVESTORS IN PEOPLE



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Description

The property comprises workshop/ storage accommodation with a mezzanine storage area, together with a separate office/ kitchen on the first floor.

The workshop benefits from a three phase electricity supply and a WC. The first floor office accommodation is separately accessed and has been fitted out with a new kitchenette.

There is parking on site.

Location

The property is located on the southeast side of Wem, an established market town in north Shropshire.

Wem is approximately 7 miles (11.2 km) to the north of Shrewsbury, where the A5 gives access to the M54 and the wider motorway network.

Floor Area

The approximate gross internal floor area is as follows:

Ground floor workshop	88.7 sq m (955 sq ft)
Mezzanine	118.1sq m (195 sq ft)
First floor offices	8.4 sq m (90 sq ft)
Total	115.2 sq m (1,240 sq ft)

Rent

£6,500 per annum, exclusive of rates, service charge and VAT.

Terms

The premises are available by way of a new FRI lease.

Business Rates

Interested parties should make their own enquiries. We understand that the property has yet to be assessed for rating purposes.

Energy Performance Rating

Available upon request from the sole agents.

Legal Costs

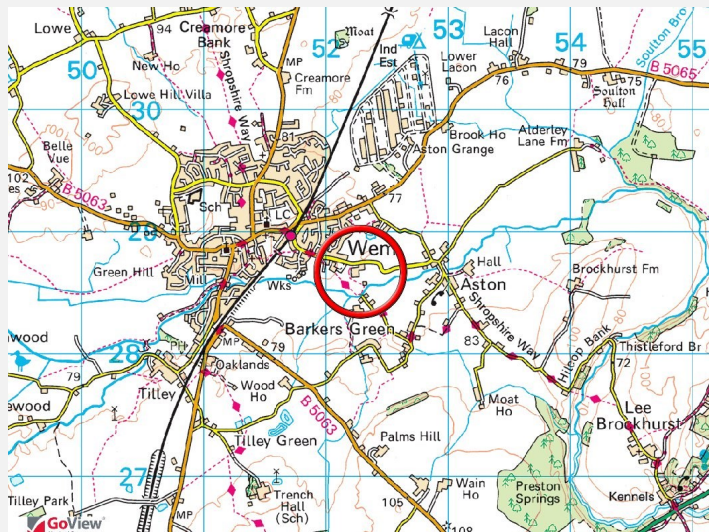
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.



IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

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