

# TO LET

Halls<sup>1845</sup>

COMMERCIAL

Unit 2, Sweetlake Court, Sweetlake Business Park, Mercian Close,  
Longden Road, Shrewsbury, SY3 9GE



- Modern mid-terraced high quality premises, forming part of Sweetlake Business Park
- Net internal Area of approximately 1,614 ft sq
- Situated approximately 0.5 mile from the town centre
- Currently in leisure use
- Potential for offices / business space

**RENT** : £10,000 per annum (Exclusive)

## LOCATION

The property forms part of the Sweetlake Business Park, which is a development of similar office/business units, situated approximately 0.5 mile South West of Shrewsbury Town Centre, where all local amenities are available.

Shrewsbury is the County Town of Shropshire with a population of 100,000 people. The property is located within easy access of the A5/M54 link road.

## DESCRIPTION

The property comprises of a mid terrace single storey building, providing accommodation of 150m<sup>2</sup> (1,614ft<sup>2</sup>). The property benefits from 5 designated car parking spaces.

The property benefits from comfort cooling and welfare facilities. The property is currently in a leisure based use.

## ACCOMMODATION

(All measurements are approximate only)

The property is currently arranged to provide the following accommodation:

### GROUND FLOOR

Total Net Internal Floor Area      150 m sq    (1,614 sq ft)  
Kitchenette  
Toilets

## PLANNING

All parties should make their own enquiries to the local planning authority. The property is understood to benefit from planning consent for D2 (leisure based use).

The property is located in a commercial area benefiting from planning consent for B1 and B8 consent, so alternative use could be possible subject to statutory consents.

## RENT

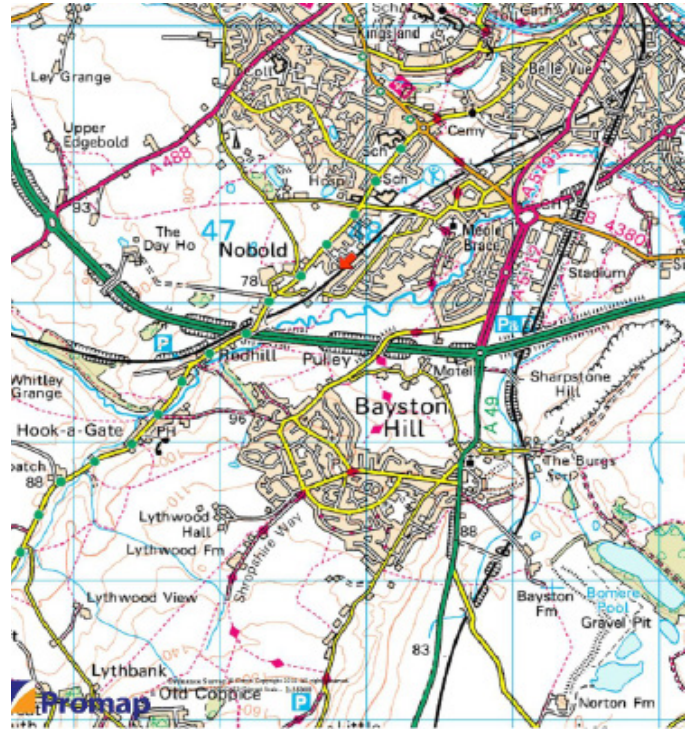
£10,000 per annum (Exclusive)

## TENURE

The property are offered to let on new Tenants Full Repairing and Insuring Lease for a length of term by negotiation.

## EPC

The property is rated as C70.



## RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2019/20)	£12,250
Rates Payable (2019/20)	£6,015

However interested parties should make their own enquiries to the local authority.

## LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's legal fees in relation to the granting of an assignment of the lease. Each party is otherwise responsible for their own legal costs

## SERVICES

Not tested at the time of our inspection.

It is understood that mains water, drainage and electricity are connected to the property.

The property also benefits from comfort cooling served by a three phase electricity supply.

## VAT

All figures and prices quoted are exclusive of VAT

TO LET

Well located modern property with valuable D2 planning consent



#### LOCAL AUTHORITY

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury  
SY2 6ND

Telephone: 0345 678 9000

#### VIEWING

Viewing via the sole letting agents:

**James Evans - 07792 222 028**  
E: james.evans@halls.gb.com

**Ben Hughes - 07795 486 267**  
E: benh@halls.gb.com

**Lucy Wilde - 07538 912 096**  
E: lucyw@halls.gb.com

**Sarah Davies**  
E: sarahd@halls.gb.com



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