

TO LET

Ground Floor at 44 Sandford Avenue,
Church Stretton, Shropshire, SY6 6BH

Halls¹⁸⁴⁵

COMMERCIAL



Ground Floor Shop/Office

- Total Net Internal Area of approximately 52.7 m sq (568 sq ft)
- Prominently located in sought after town of Church Stretton
- Suitable for a variety of potential uses

Rent: £8,000 per annum (Exclusive)

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LOCATION

The premises are located fronting onto Sandford Avenue in the town centre of Church Stretton, where all local amenities are available. Sandford Avenue is the main retail street in the town centre of Church Stretton, which is an established tourist centre located at the foot of the Stretton Hills. The town is affectionately known as "Little Switzerland". It is located adjacent to the A49 trunk road between Shrewsbury and Hereford. Approximately 14.5 miles from the county Town of Shrewsbury.

DESCRIPTION

The premises comprise a ground floor premises currently arranged to provide a Total Net Internal Area of Approximately 52.7 m sq (568 sq ft). The property also benefits from a basement which would lend itself to storage purposes.

The premises benefits from access directly onto Sandford Avenue and a glazed frontage. The accommodation is arranged to provide sales, stores and welfare facilities and would suit a variety of uses, subject to statutory consents.

ACCOMMODATION

(All measurements are approximate only)

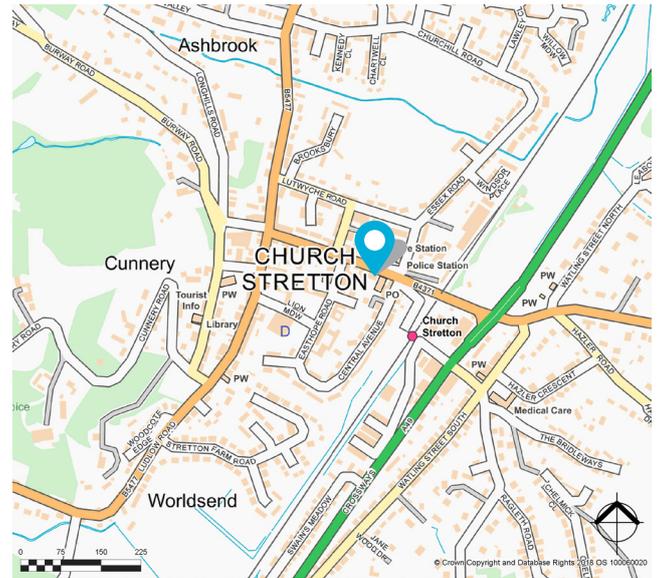
	m sq	sq ft
Office Area	52.96	568
Basement	20	215
Toilet		

RENT

£8,000 per annum (Exclusive), payable quarterly in advance by standing order.

TENURE

The premises are available to let on a Tenants Internal Repairing and Insuring Basis for a length of term by negotiation. There will be rent reviews at 3 yearly intervals. The tenant will have responsibility for the maintenance of the shop front.



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PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The premises are understood to benefit from consent for use Class E (retail).

RATEABLE VALUE

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

Business Value (2019/20): £6,800

Rates payable (2019/20): £3,338

The current business benefits from Small Business Rates Relief. However, interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the property.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of granting the lease.

VAT

The property is understood not to be elected for VAT

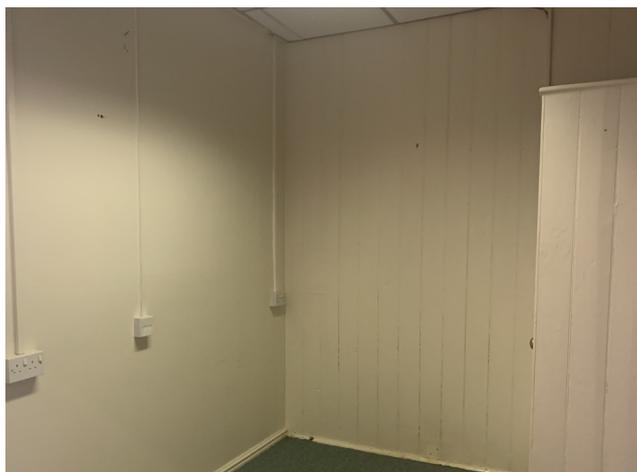
EPC

To be order

LOCAL AUTHORITY

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

Telephone: 0345 678 9000



Viewing via the sole letting agents:

James Evans - 07792 222 028
E: james.evans@hallsgb.com

Ben Hughes - 07795 486 267
E: benh@hallsgb.com

Sarah Davies
E: sarahd@hallsgb.com

Lucy Wilde
E: lucyw@hallsgb.com



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