Halls 1845 COMMERCIAL

TO LET

PROMINENTLY LOCATED SHOP UNIT/ BUSINESS UNIT

PROMINENTLY LOCATED SHOP UNIT/BUSINESS UNIT WITH TOTAL FLOOR AREA OF APPROXIMATELY 1,125 FT SQ (104.53 M SQ) SUITABLE FOR A VARIETY OF USES SUBJECT TO STATUTORY CONSENTS

UNITS 2 & 3, ENTERPRISE HOUSE, MAIN ROAD, PONTESBURY, SHROPSHIRE, SY5 0PY

- Total Net Internal Sales Area of approximately 541 sq ft (50.31 m sq)
- Prominent trading location
- Designated parking for 2 cars

RENT: £9,600 per annum (Exclusive)

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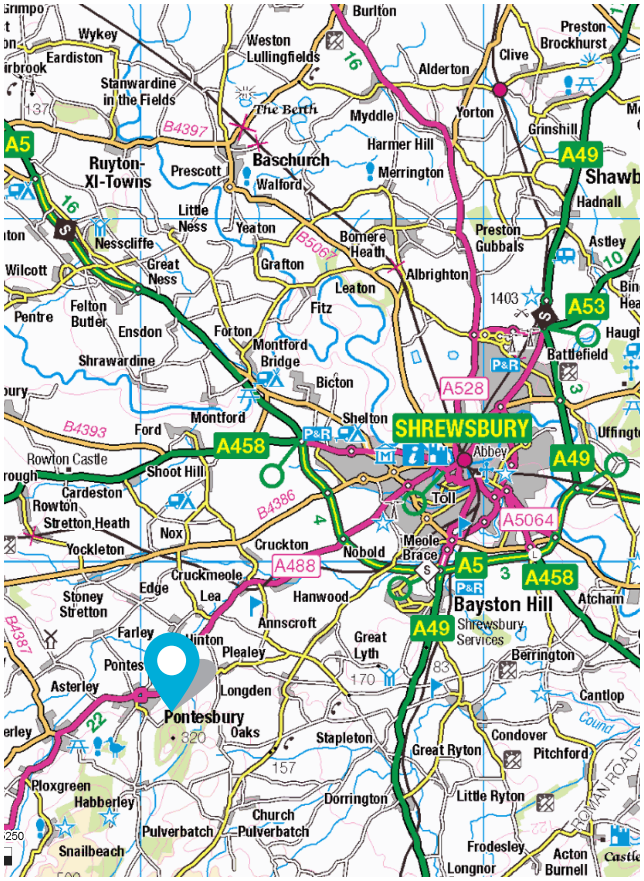

LOCATION

The property is prominently located in the village of Pontesbury fronting onto Main Road in the centre of the village. The property benefits from access to the rear from Main Road.

Pontesbury is a village with the majority of local amenities located approximately 8 miles south west of the County Town of Shrewsbury and had a population of 3,227 at the 2011 census. The A488 runs through the village and this leads to the Town of Bishops Castle that is approximately 15.5 miles to the south west of the village.

DESCRIPTION

The property comprises currently of a ground floor retail shop unit with ancillary accommodation providing a Total Net Internal Sales Area of approximately 541 ft sq (50.31 m sq). The property would lend itself to a variety of office and commercial based uses providing a Total Floor Area of approximately 1,125 ft sq (104.53 m sq). The property benefits from a glazed shop front onto Main Road.

The property benefits from 2 designated car parking spaces in the car park at the rear of the property.

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	M SQ
Front Sales Area	541	50.31
Lobby	45	4.21
Stores 1	19	1.78
Office	100	9.34
Stores 2	92	8.57
Office 2	166	15.39
Office 3	161	14.93
Toilet		

OUTSIDE

2 car parking spaces

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RATEABLE VALUE

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

Rateable Value (2020/21)	£11,950
Rates Payable (2020/21)	£5,867

Rates payable may vary due to Covid, interested parties should make their own enquiries to the local authority.

RENT

£9,600 (Nine thousand and six hundred pounds) per annum (Exclusive) payable quarterly in advance

VAT

The property is understood not to be elected for VAT

PLANNING

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

The property is understood to benefit from Use Class E of the Revised Use Classes Order.

EPC

To order

SERVICES

(Not tested at the time of inspection)

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

Gas is available by separate negotiation

TENURE

The property is offered to let on a New Tenants Full Repairing and Insuring for a length of term by negotiation. There will be rent reviews at three yearly intervals.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the granting of the lease.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND
Telephone: 0345 678 9000

VIEWING

Viewing via the letting agents:

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

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

Sarah Davies
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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 her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.