



TO LET – SHOPS & OFFICE SUITES

DROVERS HOUSE | SHREWSBURY ROAD | CRAVEN ARMS | SY7 9BZ



KEY POINTS



PROMINENTLY LOCATED
LOCK UP SHOP UNITS



FIRST & SECOND FLOOR
OFFICE SUITES



SHOP 7

£4,700 per annum

SHOP 8

£4,800 per annum


FIRST FLOOR OFFICE SUITE


£10,000 per annum

SECOND FLOOR OFFICE SUITE

£10,000 per annum


James Evans

 07792 222 028

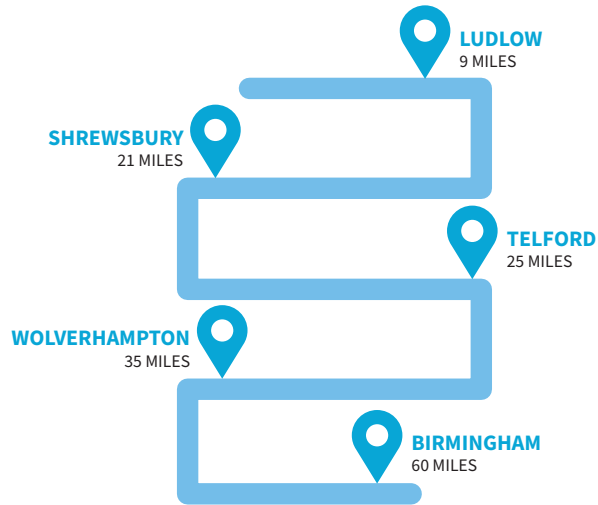
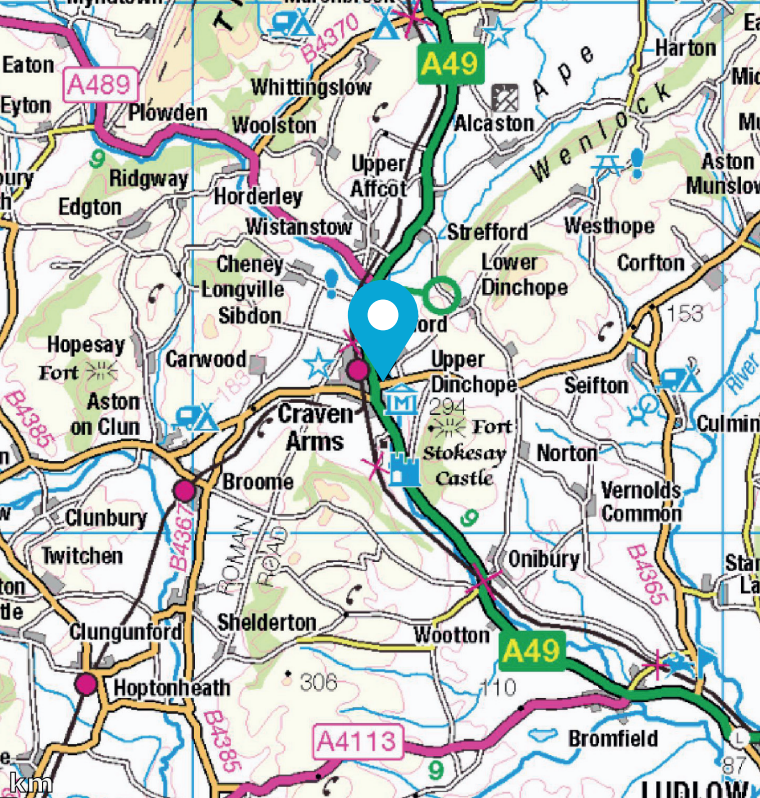
 james.evans@halls.gb.com



Ellie Studley

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 e.studley@halls.gb.com



LOCATION

The property is located in the centre of the town of Craven Arms and has frontage onto the main A49 Trunk Road (Shrewsbury to Hereford Road). Access to the car park of the subject property is via Dale Street. The property is located nearly directly opposite the Craven Centre in Craven Arms where Tuffin's supermarket is located.

The town of Craven Arms is situated approximately 9 miles north west of Ludlow, 21 miles south of Shrewsbury and 21 miles west of Bridgnorth. The town has all local amenities and is served by a railway station that serves the Welsh Marches and Heart of Wales railway lines. The town had a population of 2,289 at the 2011 Census.



CRAVEN ARMS
POPULATION

2,500

APPROXIMATELY



what3words
blotchy.witty.vision



DESCRIPTION

The property comprises of a mixture of retail and office accommodation consisting of 8 retail units and 6 offices which have been combined to provide two suites over two floors. The property sits on a site area of approximately 0.538 acres (0.218 hectares).

The property structure has been built in an L shape with there being a car park to the rear left hand side of the property as you look at the property from the A49. There is also a generously sized paved area to the front.

The property is arranged to provide retail units on the ground floor.

The first and second floors of the property provide office accommodation with shared toilets and kitchens/staffroom on each the floor. The offices are accessed through a communal staircase with lift facilities, which are understood to be maintained by way of a service charge (more details can be requested through the letting agents). Each floor currently provides 3 separate offices/rooms.

ACCOMMODATION

All measurements are approximate


SITE	MEASUREMENTS
Ground - Shop 7	334 ft sq (31.03 m sq)
Ground - Shop 8	346 ft sq (23.17 m sq)
1st - Office Suite	1,355 ft sq (125.88 m sq)
2nd - Office Suite	1,352 ft sq (125.60 m sq)



TENURE

The lettings will be granted on Tenants Full Repairing and Insuring terms (subject to service charge) for a length of term by negotiation with rent reviews at 3 yearly intervals.

EPC

Unit 7 – B  EPC

Unit 8 – B  EPC

First Floor Office Suite TBC

Second Floor Office Suite TBC

RATES

To be confirmed

LEGAL COSTS

The incoming tenant is to be responsible for the landlords' legal costs of £150 incurred in respect of the granting of the lease.

PLANNING

Prospective tenants should make their own enquiries.

It is understood that the property currently benefits from planning consent for Use Class E.

VAT

It is understood that the property is elected for VAT and therefore VAT will be paid on the rent.

SERVICES

(not tested at the time of inspection)

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

RENT

To be paid monthly in advance by standing order.

Shop 7 - £4,700 per annum (exclusive).

Shop 8 - £4,800 per annum (exclusive).

First Floor Office Suite - £10,000 per annum (exclusive).

Second Floor Office Suite - £10,000 per annum (exclusive).

LOCAL AUTHORITY


Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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