



To Let: Unit 7, The Mynd Industrial Estate

Church Stretton | Shropshire | SY6 6EA





To Let - Commercial Unit on Established Business Estate in Church Stretton

This modern commercial unit provides a Total Gross Internal Floor Area of Approximately 226.3 sq m (2,436 sq ft) and is well suited to a variety of commercial uses, subject to the necessary consents. The accommodation offers practical, flexible space ideal for businesses seeking a well-presented unit within a professional working environment.

The property forms part of a prominently located and sought-after commercial estate, benefitting from strong occupier demand and excellent accessibility. The unit is available at a rent of £12,180 per annum (exclusive), representing an attractive opportunity for occupiers looking to establish or expand their presence within a proven commercial location.

Unit 7, Mynd Industrial Estate

The property comprises of a modern commercial unit which is suitable for a variety of commercial uses.

The unit provides a Gross Internal Floor Area of Approximately 226.3 sq m (2,463 sq ft), containing an office, production area and WC.

The accommodation can be accessed via a goods loading door to the production area or, alternatively a separate personnel door.



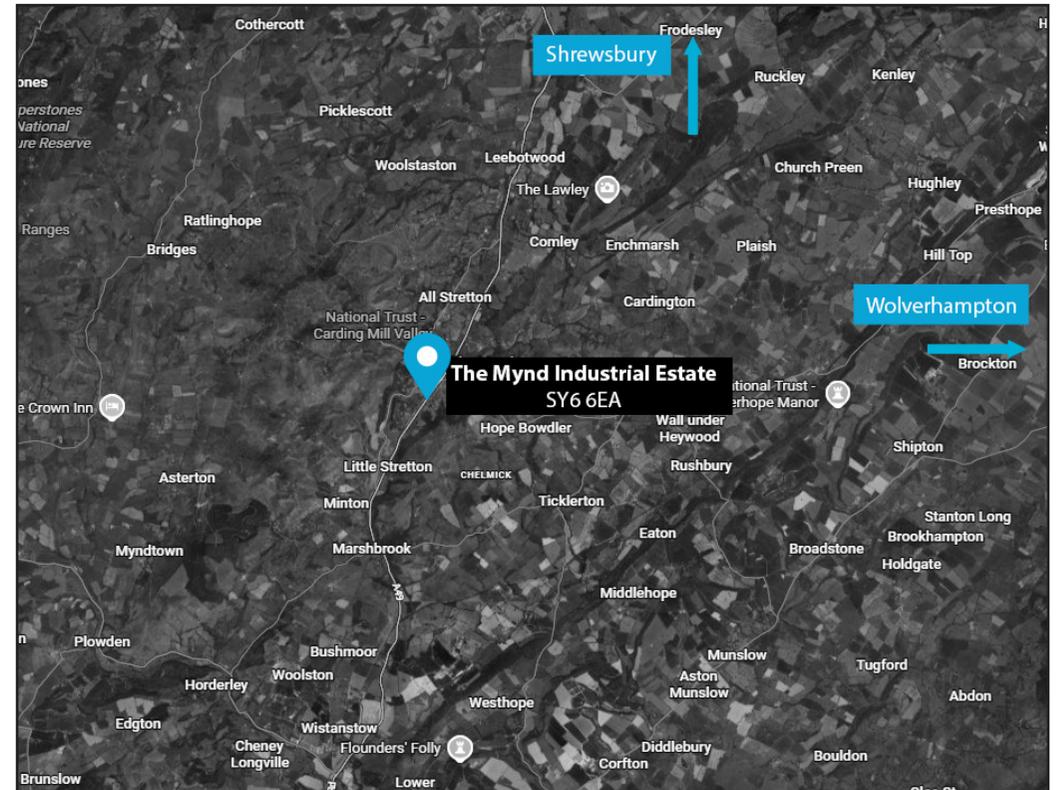
Location

The property forms part of the well-established Mynd Industrial Estate, comprising 11 workspace units, located just off the A49 to the south of Church Stretton, between the town and Craven Arms - an ideal position for businesses seeking connectivity and prominence.

Key Location Highlights

- Church Stretton is an attractive market town in south Shropshire, nestled at the foot of the scenic Shropshire Hills and wholly within an Area of Outstanding Natural Beauty.
- Positioned on the A49 with direct access to Shrewsbury (approximately 13 miles north) and Ludlow (approximately 15 miles south).
- Church Stretton railway station provides regular services between Shrewsbury and Ludlow, with onward national connections.
- A highly desirable setting popular with residents and visitors, benefiting from strong tourism and leisure appeal.
- Excellent road access via the A5 and M54, with direct rail services to Telford, Wolverhampton, Birmingham and London.

This prominent location at Mynd Industrial Estate offers occupiers the benefit of strong regional transport accessibility, a supportive local economy and the quality lifestyle draw of Church Stretton's market town setting.

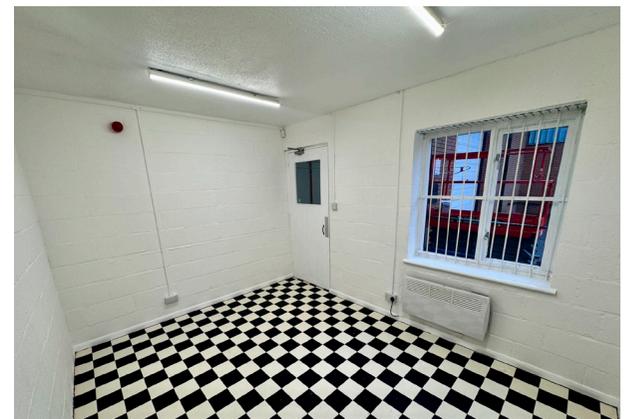


Accommodation

TOTAL FLOOR AREA (GROSS INTERNAL BASIS):

2,436 ft sq | 226.3 m sq

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current Rateable Value = £10,500

Rent

£12,180 (twelve thousand one hundred and eighty pounds) per annum (exclusive). The rent is to be paid quarterly in advance by Standing Order.

VAT

All rents are exclusive of VAT, where applicable. It is understood that the property is elected for VAT.

EPC

Available upon request.

Legal Costs

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

Local Authority

Shropshire Council, Guildhall
Frankwell Quay, Shrewsbury
SY3 8FT

 0345 678 9000

 <https://next.shropshire.gov.uk/>

Tenure

The property is available to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There is a maintenance rent levied for the maintenance of the common areas. Further details are available from the agents upon request.

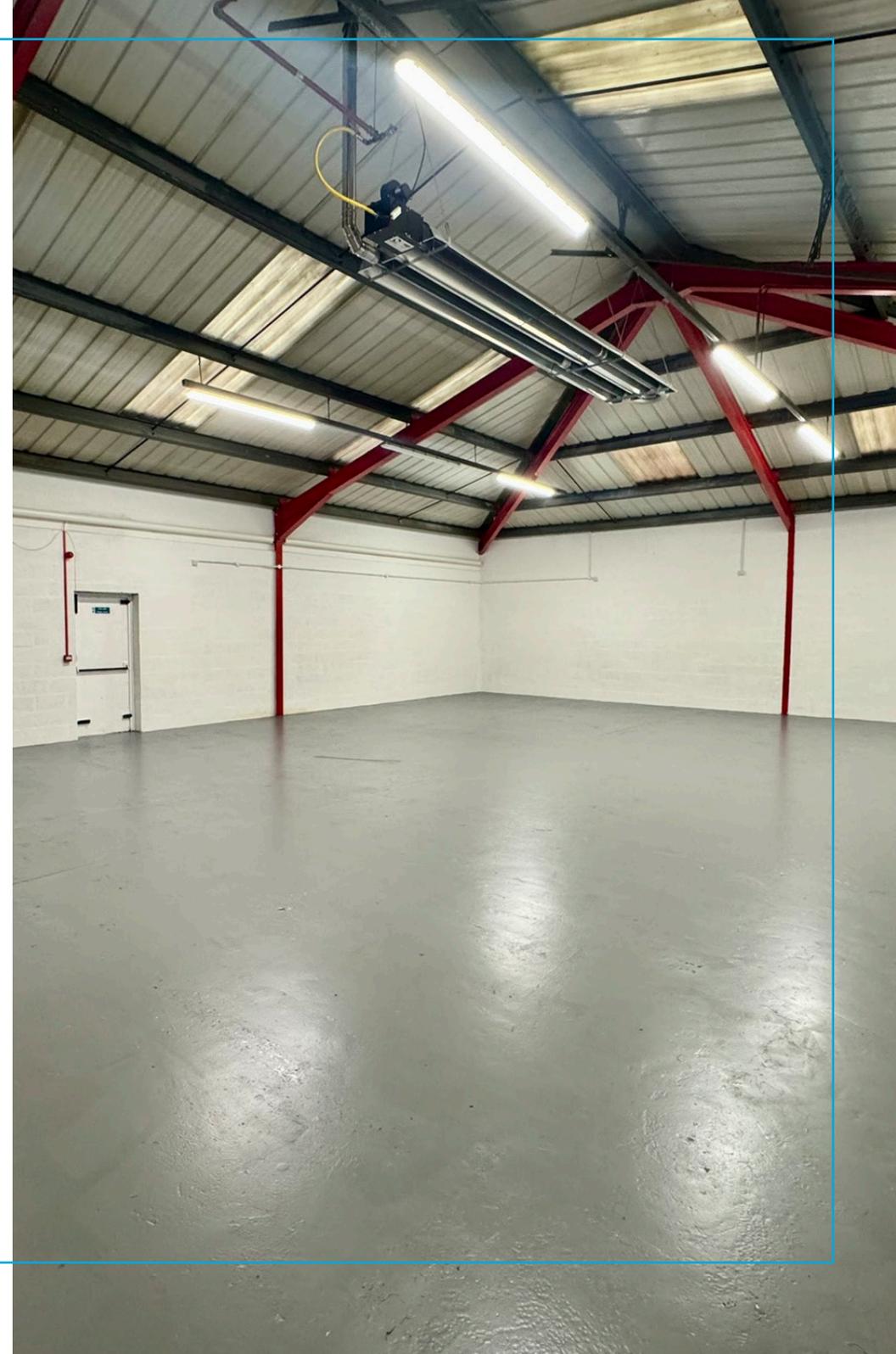
Services

(Not tested) We understand that mains water, drainage and electricity are connected to the property. There is a three phase electricity supply connected to the unit.

Planning

Prospective tenants should make their own enquiries to the local planning authority as they feel appropriate. The property falls within the administration of Shropshire Council. The unit is understood to benefit from Use Class B of the Town and Country Use Classes Order 1987.

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. 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.



Halls

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

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Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

