



To Let: Unit 12A Nine Bridges, Harlescott Lane
Shrewsbury | Shropshire | SY1 3AS

Halls

Unit 12A, Nine Bridges, Harlescott Lane, Shrewsbury, SY1 3AS

The property offers the opportunity to let a prominently located commercial/trade counter/business unit with a large commercial yard area that lends itself to a variety of commercial/roadside and trade counter uses, subject to any statutory consents.

The property has a large road frontage onto Harlescott Lane and is accessed from the same. The property provides a Total Site Area of approximately 1.5 acres (0.6 hectares) with an attached commercial building that provides a Total Gross Internal Floor Area of approximately 3,329 ft sq (309.32 m sq).

The commercial building is arranged at the front to provide a trade counter/showroom area with a Total Gross Internal Floor Area of approximately 2,912 ft sq (270.53 m sq). This section has an eaves height of approximately 4.3 metres. There is a link section at the rear that has a Total Gross Internal Floor Area of approximately 418 ft sq (38.79 m sq) that provides a staffroom and toilets.

Externally the property has an extensive car parking and external yard area that is either concreted or hardcored that lends itself to a variety of car/sales display or external storage. The external perimeters have palisade fencing.

An inspection needs to be undertaken to appreciate the potential of the property.



Location

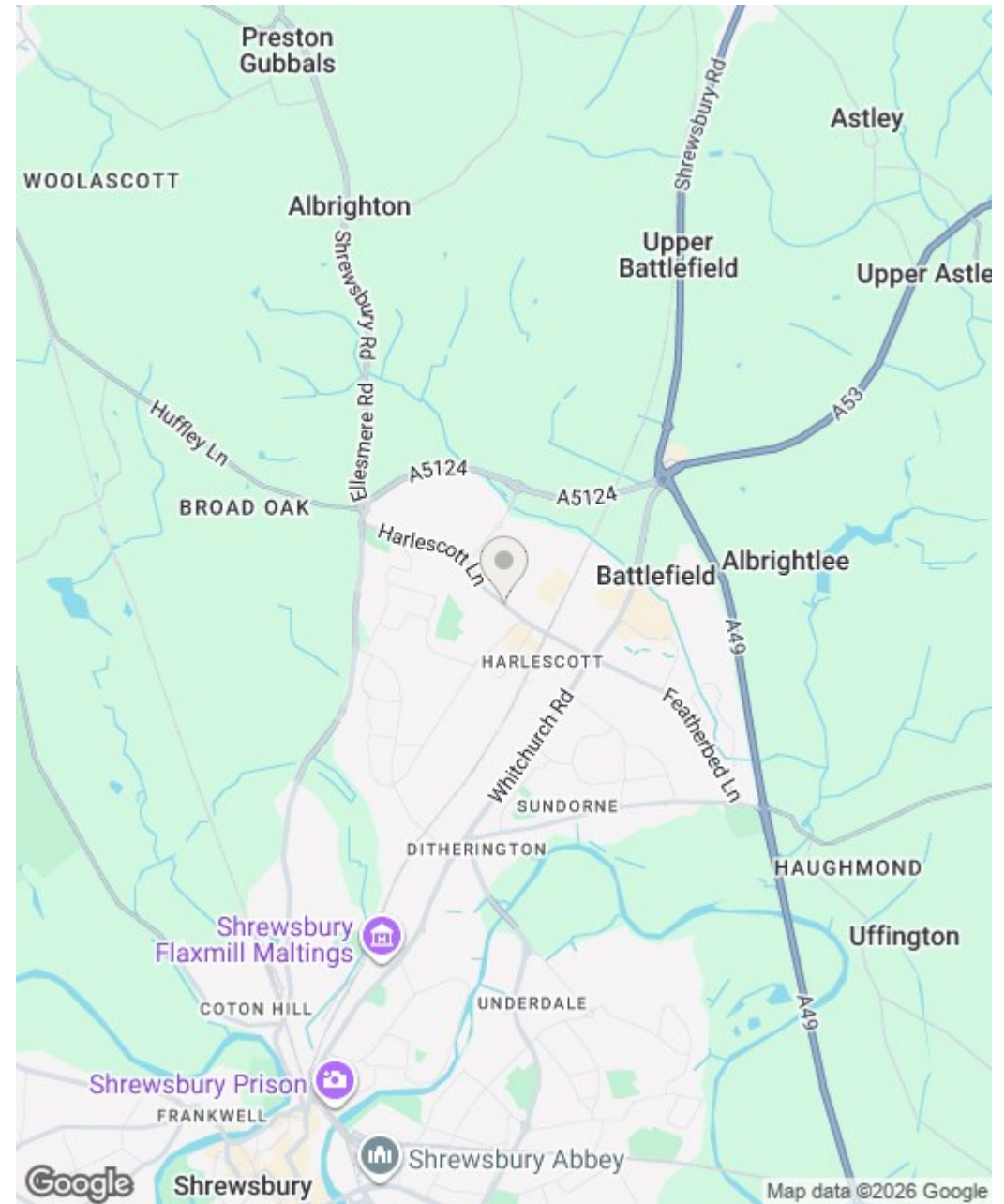
The property is prominently located fronting onto Harlescott Lane in the sought after commercial quarter of Battlefield in the town of Shrewsbury. The property forms part of Nine Bridges which is a commercial estate of units and commercial land benefiting from good connectivity.

The site is accessed from Harlescott Lane and from the estate road accessing Nine Bridges from Harlescott Lane.

The surrounding occupiers are in a variety of roadside and commercial uses and include VW car dealership, DX Parcel deliveries and Furrows car dealership. The property is located in easy access to the A5(M54) dual carriageway that provides access to the national road network and the property benefits from strong connectivity and access to local amenities.

It is located approximately 1.5 miles north of Shrewsbury town centre.

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Accommodation

All measurements are approximate)

Trade counter area

Total Gross Internal Floor Area 2,912 ft sq (270.53m sq)

Staffroom and toilets

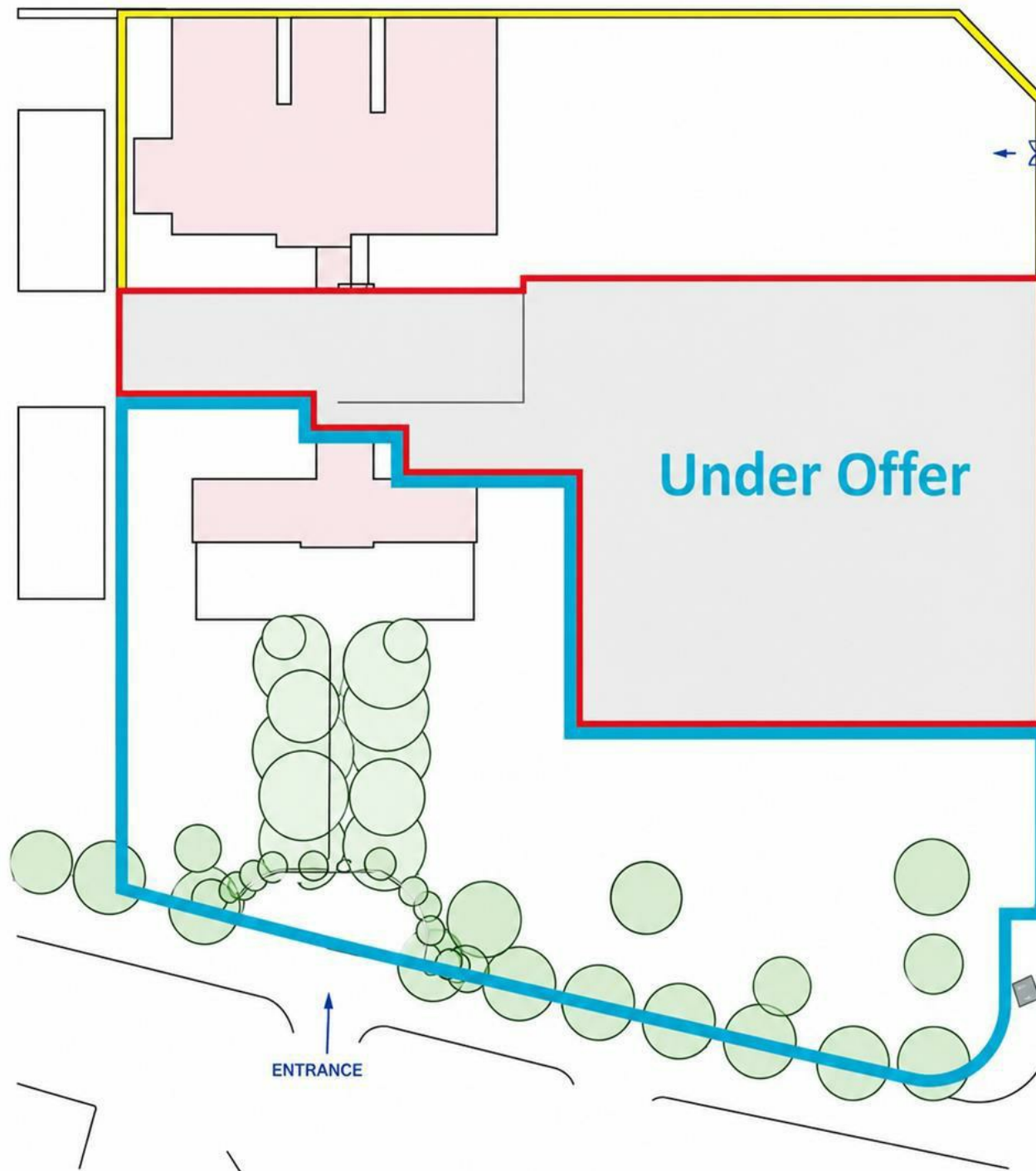
Total Gross Internal Floor Area 418 ft sq (38.79m sq)

Outside

Large external yard area and parking

Total Site Area of approximately 1.5 acres (0.6 hectares)





Key Details

Rent

£80,000 per annum (exclusive) to be paid quarterly in advance by standing order.

VAT

It is understood that the property is elected for VAT, therefore VAT will be payable on the rent.

Rateable Value

To be reassessed further details on request from the letting agents

EPC

To be assessed.

Tenure

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

Planning

Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for commercial uses falling within Use Class B of The Town and Country Use Classes Order 1987. The property would lend itself to a variety of roadside/commercial and trade counter uses subject to statutory consents.

Services

(not tested)

Mains water, Electricity (three phase) and drainage.

There will be submetered supplies to the property.

Legal Costs

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

Local Authority

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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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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

