



To Let: The Gables

Wem | Shropshire | SY4 5NE





ADD HEADLINE TEXT HERE MANUALLY - Unit 3 The Gables, Salters Lane, Loppington, Wem, Shropshire, SY4 5NE

The property comprises adjoining modern commercial units benefiting from dual external roller shutter doors. The property is of portal framework that is clad in profile sheeting and provides a Total Gross Internal Floor area of approximately 160 m sq (1,722 ft sq).

The commercial units have just undergone a schedule of works to refurbish and modernise the space for any incoming tenant. The units benefit from a mezzanine floor, back office and ancillary accommodation offering additional storage.

The units are flexible and lend themselves to a wide range of commercial uses. There is shared use of the toilet facilities on site.

The units benefit from a yard/ parking area at the front of the building. The floor area has been measured on a Gross Internal Basis and approximate area is as follows: Unit 2 34 m sq Back Office 17 m sq Ancillary Storage 17 m sq Mezzanine Storage 39 m sq Unit 3 53 m sq Total 160 m sq (1,722 ft sq)

Unit 3,

Location

The property forms part of a small complex of commercial buildings located fronting onto Salters Lane just outside the village of Loppington. The village of Loppington is located within 3 miles of the town of Wem and 12 miles of the town of Shrewsbury.

Services

Mains water, electricity (including three phase) and drainage are connected to the property. The water and electricity supplies to the units are via sub metered supplies.

VAT

All figures are quoted exclusive of VAT. Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction. We understand that the property is not elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in respect of the transaction. The incoming tenant will provide an undertaking to be responsible for the landlords legal costs if they do not complete the lease once solicitors have been instructed.

Planning

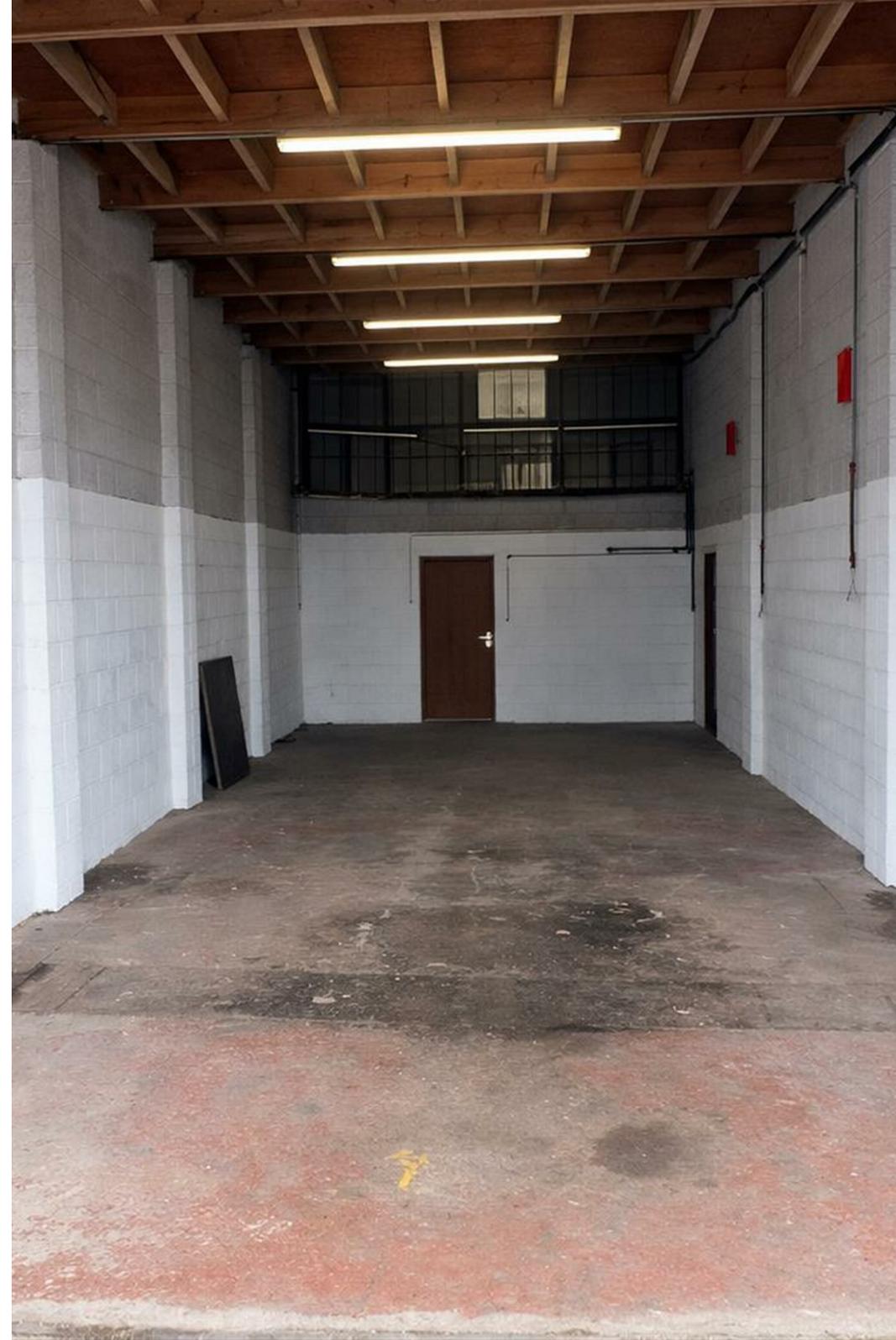
Prospective tenants should make their own enquiries to the local planning authority as they feel appropriate. The property falls within the administration of Shropshire Council. The property would lend itself to a wide range of commercial uses falling within Use Class B of the Town and Country Use Classes Order 1987.

Tenure

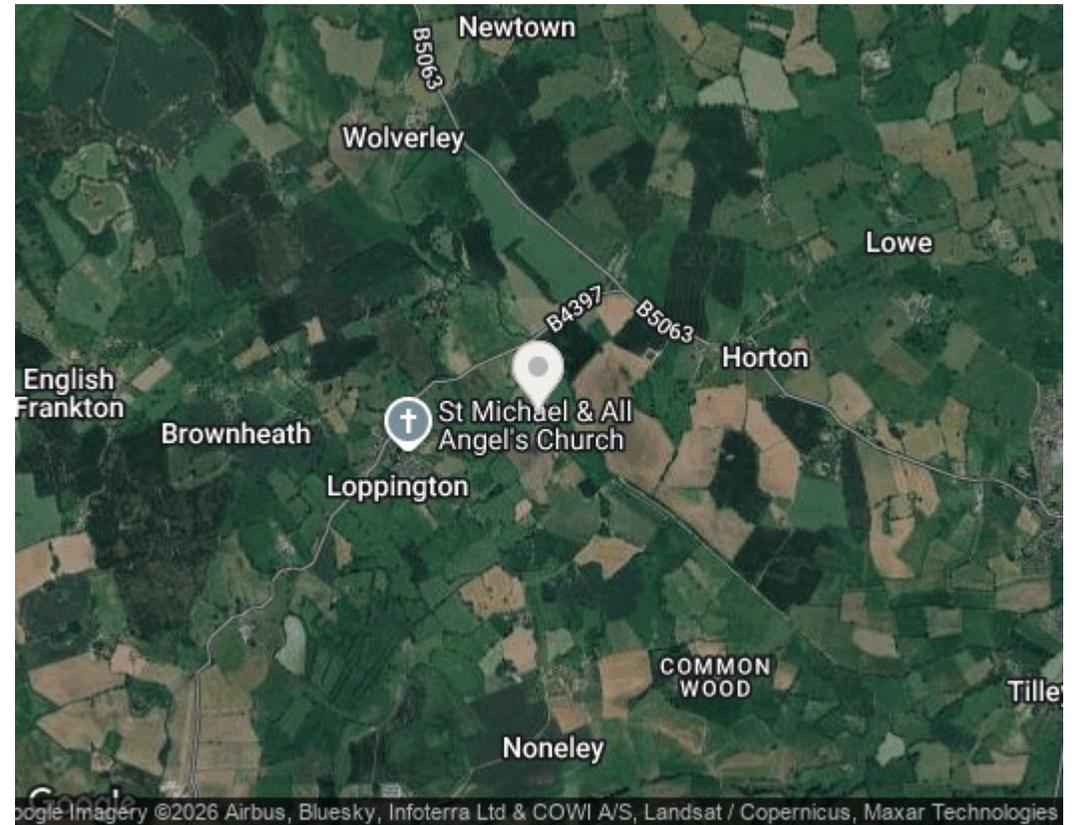
The property is available to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation.

Local Authority

Shropshire Council
Guildhall
Frankwell Quay
Frankwell
Shrewsbury
SY3 8HQ



Location



 Add text here

Accommodation



Key Details

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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 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

