

Unit 26 Wem Business Park, Wem, Shropshire, SY4 5JX



TO LET

£3,260 Per Annum

Unit 26 Wem Business Park, Wem, Shropshire, SY4 5JX

The end of terrace, single storey commercial unit that provides a Total Gross Internal Floor Area of approximately 326 sq ft (30.3 m sq). The unit benefits from up and over door to the front elevation and pedestrian access to the side.

The unit externally benefits from the use of communal parking and toilets on site.



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

James Evans

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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



Halls Commercial Property

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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.



- End of Terrace commercial unit suitable for a variety of commercial uses.
- Forming part of an established popular industrial estate.
- Total Gross Internal Floor Area of approximately 326 sq ft (30.3 m sq).

Description

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The unit externally benefits from the use of communal parking and toilets on site.

Location

The property is located within an established commercial estate in the town of Wem. The popular estate is located within proximity of all local amenities.

Wem is a market town and civil parish in Shropshire, England, 9 miles (14 km) north of Shrewsbury and 9 miles (14 km) south of Whitchurch.

Accommodation

All measurements are approximate

Total Gross Internal Area 326 sq ft (30.29 m sq)

Services

(Not tested at the time of our inspection)

Mains electricity (single phase) is connected to the unit.

Terms

The property is available to let on a new Tenants Full Repairing and insuring Lease subject to service charge provisions for a length of term by negotiation with rent reviews at three yearly intervals. The lease is to be granted outside the landlord and Tenant Act 1954 Part 2.

Planning

Prospective Tenants are to make their own enquiries. The premises are understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987

EPC

Current Rating - D (96)

Rateable Value

Current Rateable Value - £1,700

VAT

We understand that VAT is payable on the property, therefore VAT will be applicable on the rent.

Service Charges

Details of the service charge are available from the letting agent upon request.

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs associated with the letting of the property.

Local Authority

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

