



Commercial Unit To Let

Lower House Farm | Aston Munslow | Craven Arms | SY7 9EP

BERRYS

Unit 1

Lower House Farm | Aston Munslow | Craven Arms | SY7 9EP

Key features

- Extending to approx. 1107.1 sq ft (102.9 sq m)
- x 2 large access doors
- x 2 personnel doors
- 3.6m ceiling height
- Suitable for a variety of uses (STPP)

Description

The property comprises a commercial unit constructed with profiled metal cladding to both the elevations and roof, providing predominantly workshop space with ancillary accommodation internally, all set upon concrete flooring throughout. Extending to approximately 1,107.1 sq ft (102.9 sq m), the building benefits from large access doors as well as two personnel entrances, and is considered suitable for a range of occupiers, subject to the necessary consents.

Location

The property is located 6 miles east of Craven Arms and 10 miles north of Ludlow. The property is accessed directly off the B4368 and is 6 miles off the A49 providing excellent north south connectivity. This combination of rural setting and dependable transport links makes the property attractive for a variety of occupiers.



Accommodation

The property extends in total to approximately 1107.1 sq ft (102.9 sq m).

Rent

£8,750 per annum exclusive of VAT and other outgoings (Subject to Contract).

Tenure

The units are available by way of a new lease on terms to be agreed (Subject to Contract).

Planning

Interested parties should rely on their own investigations through the local authority.

Local Authority

Shropshire Council.

Business Rates

Interested parties should rely on their own investigations through the local authority.
Shropshire Council Tel: 0345 678 9000

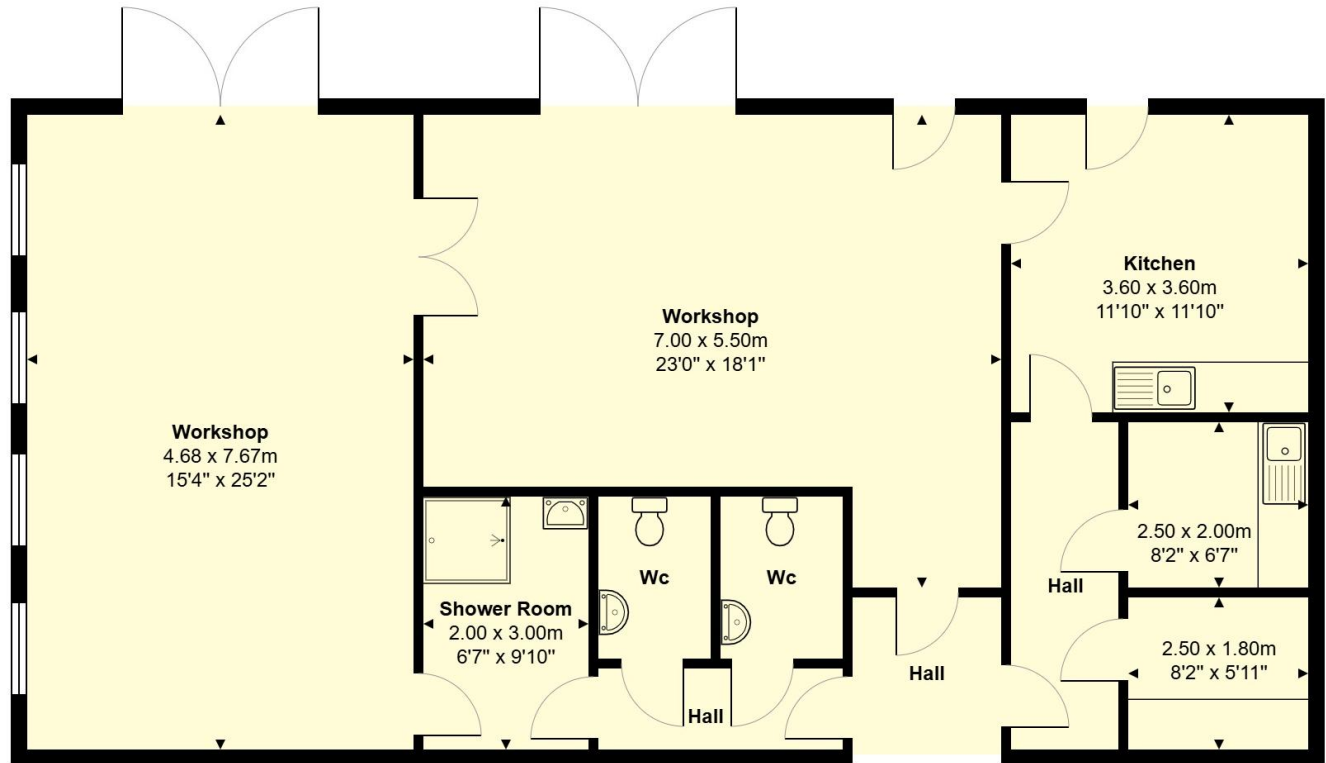
VAT

All figures are quoted exclusive of VAT which may be payable at the prevailing rate.

Services

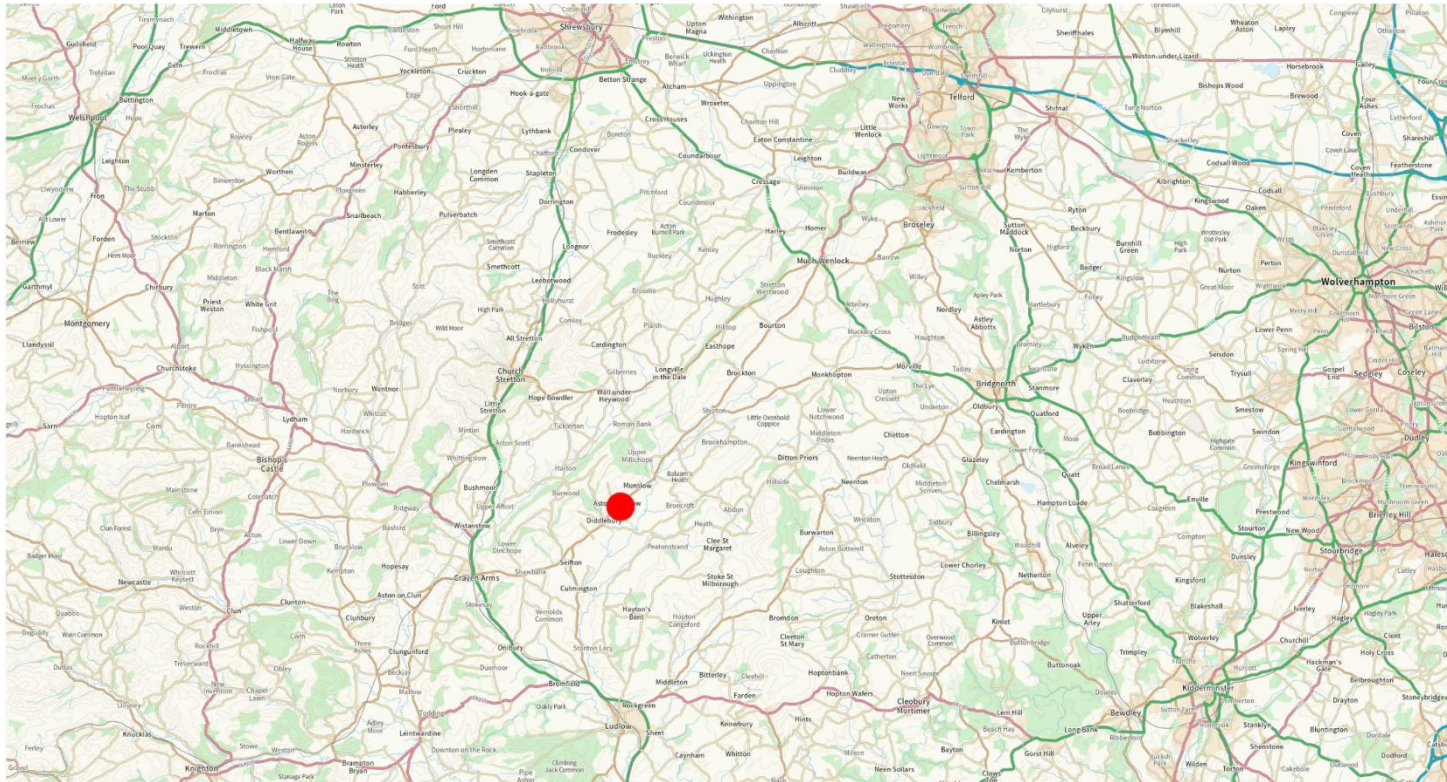
We understand that the property benefits from 3-phase electricity and water. The services have not been tested by the agents.

Unit 1, Lower House Farm, Aston Munslow, SY7 9EP

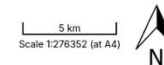


Total Area: 119.3 m² ... 1284 ft²

All measurements are approximate and for display purposes only



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Legal Costs

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of E.

Viewings

By appointment through Berrys. Please contact the agent (contact details below) to arrange an appointment.

Directions

- Craven Arms – 6 miles
- Ludlow – 10.1 miles
- Shrewsbury – 25.2 miles
- Telford – 19.8 miles
- Leominster – 21 miles

Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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5. Any areas measurements or distances are approximate.
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7. Purchasers must satisfy themselves by inspection or otherwise.

To book a viewing, please contact:

Ollie Trumper

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