

TO LET

UNIT 16, HARLESCOTT BARN, SHREWSBURY, SY1 3SZ



LOCATION



UNIT 16, HARLESCOTT BARNES, SHREWSBURY, SY1 3SZ

UNIT 16 IS PROMINENTLY LOCATED WITHIN THE WELL-ESTABLISHED HARLESCOTT BARNES DEVELOPMENT, SITUATED JUST OFF THE A49 IN NORTHERN SHREWSBURY – ONE OF SHROPSHIRE'S KEY COMMERCIAL AND RETAIL AREAS. THE SITE BENEFITS FROM EXCELLENT TRANSPORT LINKS, WITH DIRECT ACCESS TO THE A49, A53 AND A5, PROVIDING CONVENIENT ROUTES TO TELFORD, WOLVERHAMPTON, CHESTER AND THE WIDER WEST MIDLANDS.

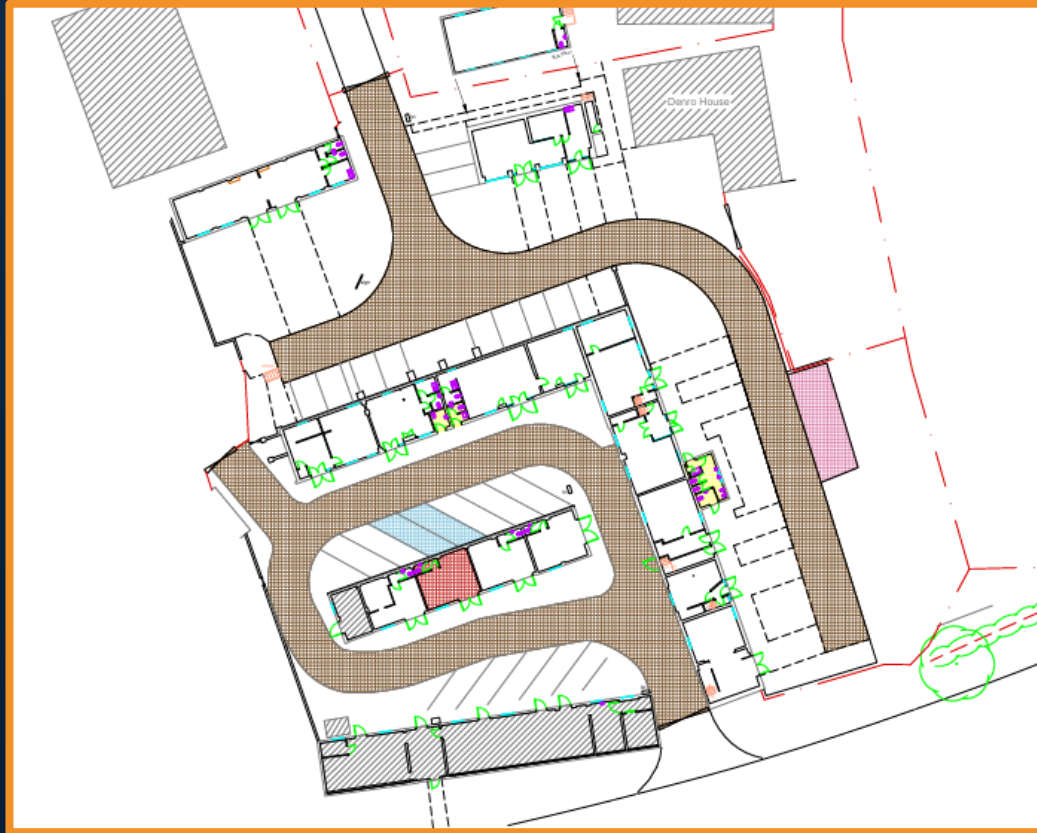
THE PROPERTY IS APPROXIMATELY 2.5 MILES NORTH OF SHREWSBURY TOWN CENTRE, OFFERING EASY ACCESS TO LOCAL AMENITIES, PUBLIC TRANSPORT AND A RANGE OF NEARBY NATIONAL TRADE AND RETAIL OCCUPIERS INCLUDING MORRISONS, B&Q, TOOLSTATION AND SCREWFIX.

THIS STRATEGIC LOCATION MAKES UNIT 16 IDEAL FOR BUSINESSES SEEKING A WELL-CONNECTED BASE WITHIN AN ESTABLISHED COMMERCIAL HUB.



SITE PLAN

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DETAILS



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DESCRIPTION

- PROMINENT LOCATION JUST NORTH OF SHREWSBURY TOWN CENTRE
- ACCOMMODATION – 323 SQ.FT
- 2 ALLOCATED CAR PARKING SPACES
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING
- CLOSE TO AMENITIES

LEGAL COSTS

- THE LANDLORD ASKS THE IN-GOING TENANT TO PAY £150 FOR THE LEGAL COSTS

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 5 YEARS WITH A BREAK OPTION ONLY AT THE END OF THE 3RD YEAR OF THE TERM. OUTSIDE OF THE LANDLORD AND TENANT ACT 1954

RENTAL

- £4,200 PER ANNUM PLUS VAT

ENQUIRIES



UNIT 16, HARLESCOTT BARN, SHREWSBURY, SY1 3SZ

 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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zoopla

