

TO LET

UNIT 9-10, HARLESCOTT BARN, SHREWSBURY, SY1 3SZ



LOCATION

UNIT 9-10, HARLESCOTT BARNs, SHREWSBURY, SY1 3SZ



THE UNIT IS PROMINENTLY LOCATED WITHIN THE WELL ESTABLISHED HARLESCOTT BARNs 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 2 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 – 915 SQ.FT
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR MULTIPLE USES
- CAR PARKING
- 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

PRICE

- £12,000 PER ANNUM PLUS VAT

ENQUIRIES

UNIT 9-10, HARLESCOTT BARNS, SHREWSBURY, SY1 3SZ



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

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