Former Maintenance Depot - **£13,500 (Exclusive) Per Annum**

Property Type:	**Workshop, stores & Offices**	REF. No:	
Property Address:	**Former Maintenance Depot, Silkmoor, Frankwell, Shrewsbury, Shropshire, SY3 8LN**		

The property is situated in Frankwell on the edge of Shrewsbury town centre, where all local amenities are available. The property is approached off New Street which provides easy access to Copthorne Road and onto the M54 (A5 Link Road).

Shrewsbury is the County Town of Shropshire and benefits from being the Administrative Centre of the County.

The property provides a 2-storey former maintenance workshop which would lend itself to a wide variety of potential Uses, subject to Planning. The property has a Total Gross Internal Floor Area of approximately 3936ft² (365.63m²). The property provides a range of Workshops, Stores and Offices which are arranged over 2 floors. The property benefits from a generously sized secure Yard/Parking Area at the rear.

Contact Office(s)

Terms

Prospective tenants should make their own enquiries to the Local Planning Authority. It is understood that the property currently benefits from Planning Consent for uses falling within Classes B1 and B8 of the Town & Country Use Classes Order 1987.

Rent

£13,500 (thirteen thousand and five hundred pounds) per annum to be paid quarterly in advance by standing order.

VAT

All figures quoted are exclusive of VAT. The property is elected for VAT and, therefore, VAT is payable on the rent.

Local Authority

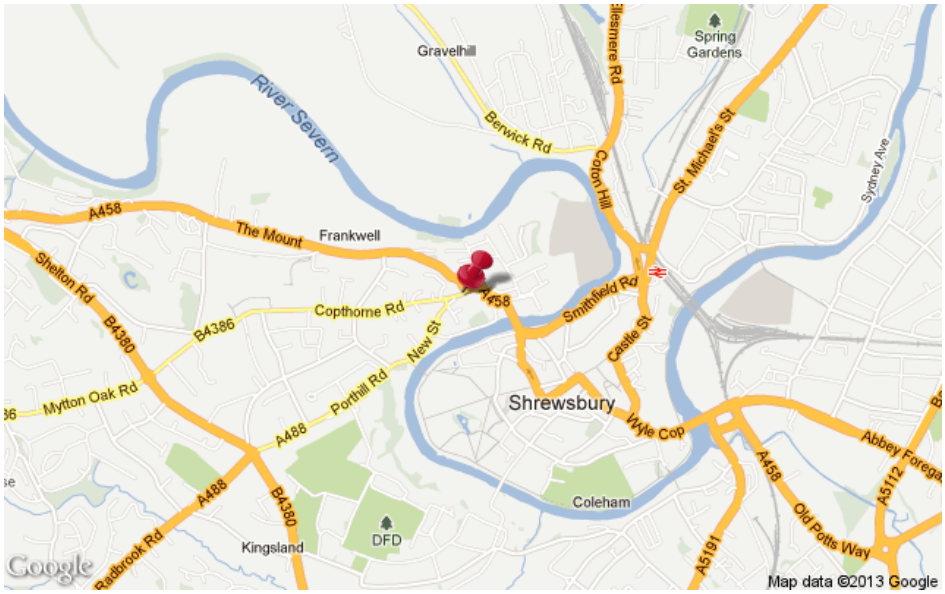
Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND
Telephone 0345 678 9000

Rates

Verbal enquiries were made to the Local Charging Authority and we were advised as follows:

Rateable Value £6,850
Rates Payable £3,164.70

Tenure

The premises are offered to let on a new Tenants Full Repairing and Insuring lease for a term of 3 years. The lease is to be excluded from the Landlord & Tenant Act 1954 Part II.

Location Map