

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE SINGLE STOREY WAREHOUSE/ STORAGE FACILITY



UNIT A

THE CASTLE INDUSTRIAL
PARK

BUTTINGTON

WELSHPOOL

POWYS, SY21 8SZ

- Spacious warehouse/storage facility extending in total to approx. 7,801 sqft (725 sqm).
- Versatile accommodation with a minimum eaves height of 4.65m and side roller shutter loading door.
- Convenient location, adjacent to the main A458 Welshpool to Shrewsbury trunk road, providing links to North Wales and the wider West Midlands.
- Available To Let on a new Lease. Rent: **£22,000** per annum exclusive.
- Weighbridge facility available on site.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The premises form part of the established Castle Industrial Park and is conveniently located adjacent to the main A458 Welshpool to Shrewsbury trunk road which provides links to North Wales and the wider West Midlands conurbation via the A5 and M54 motorway.

The Castle Industrial Park is approx. 2 miles east of Welshpool, an important Market Town and commercial centre within the Mid Wales economy having a current population in the order of 6,000 (approximately 2 miles).

The town is strategically located approx. 18 miles west of Shrewsbury via the A458 and approx. 14 miles to the north east of Newtown via the A483. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A483 and A5 trunk roads.

Description

This spacious single storey warehouse/storage facility provides versatile open plan accommodation extending in total to approx. 7,801 sqft (725 sqm) with a minimum eaves height of 4.65m.

The building has been upgraded with a new roof and roof lights and includes the benefit of concrete flooring and side loading roller shutter door.

Shared toilets facilities are available on-site.

Accommodation

	Sqft	Sqm
Warehouse/storage accommodation	7,801	725

Services (Not Checked or Tested)

Mains electricity is available on-site. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is offered to let on a new Lease for a minimum term of 3 years, or multiples thereof subject to 3 yearly upward only rent reviews on a Tenant's internal repairing and insuring basis.

The Lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

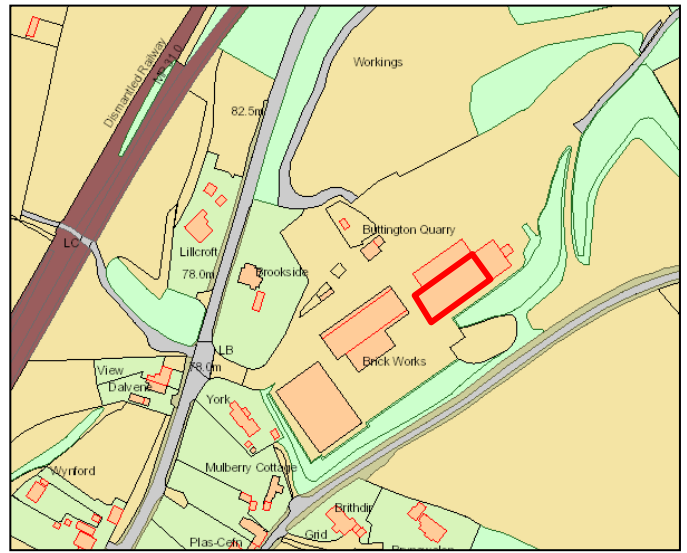
£22,000 per annum exclusive, payable quarterly in advance.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Warehouse and premises
Rateable Value - £19,250

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

The property is exempt for EPC rating purposes.

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at present.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

June 2023

TSR House

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Important Notice

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