

MODERN SINGLE-STORY COMMERCIAL PREMISES AND FARM BUILDINGS
WITH GENEROUS CAR PARKING

TO LET



Red House Barn | Lydbury North | Shropshire | SY7 8AF



SITUATION

The property occupies a pleasant rural setting within the Shropshire countryside conveniently located just outside of the charming village of Lydbury North and forms part of a complex of farm buildings located just off the B4385.

Lydbury North is an attractive rural village in South Shropshire supporting a range of local amenities with good road links to surrounding towns including Craven Arms (8.3 miles east), Bishops Castle (3.5 miles northwest) and Ludlow (19 miles southeast) with access via the A49 trunk road. The county town of Shrewsbury is situated approximately 23 miles to the north.

DESCRIPTION

The property comprises a single-storey former farm building which has been sensitively converted whilst retaining a number of the original features and provides modern office/business space accommodation with good natural lighting.

The building, also known as Unit 1a & 1b, extends in total to approx. 967 sqft (89.87 sqm) and comprises two open plan spaces with shared kitchenette and toilet facilities fitted out to a modern standard, having the benefit of underfloor heating, sealed unit double glazed windows and doors and provision for perimeter data trunking. The property also includes generous on-site car parking and external display areas at the front.

Additionally, there is two surplus farm buildings situated next to the barn available, extending to approx. **Unit 2** - 2,228 sqft (207 sqm) and **Unit 3** - 2,970 sqft (276 sqm) each. The buildings are of steel portal frame construction and are clad with corrugated steel sheets. The buildings are of open plan layout with concrete flooring, and are deemed suitable for a range of uses, Subject to Planning

The property offers versatile accommodation suitable for a range of commercial/office/business space uses and is available To Let either as whole or as individual units on flexible lease terms.



ACCOMMODATION

	SQFT	SQM
Office/ Business Space:		
Unit 1A	465	43.17
Unit 1B	454	42.20
Farm Buildings:		
Unit 2	2,228	207
Unit 3	2,970	276



TENURE

The premises are available To Let on a new Tenant's full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

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

The property is available as a whole or as separate units.

RENT

Office/ Business Space

Unit 1A - £4,650 per annum exclusive.

Unit 1B - £4,540 per annum exclusive.

Farm Buildings

Unit 2 - £6,700 per annum exclusive.

Unit 3 - £8,900 per annum exclusive.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

BUSINESS RATES

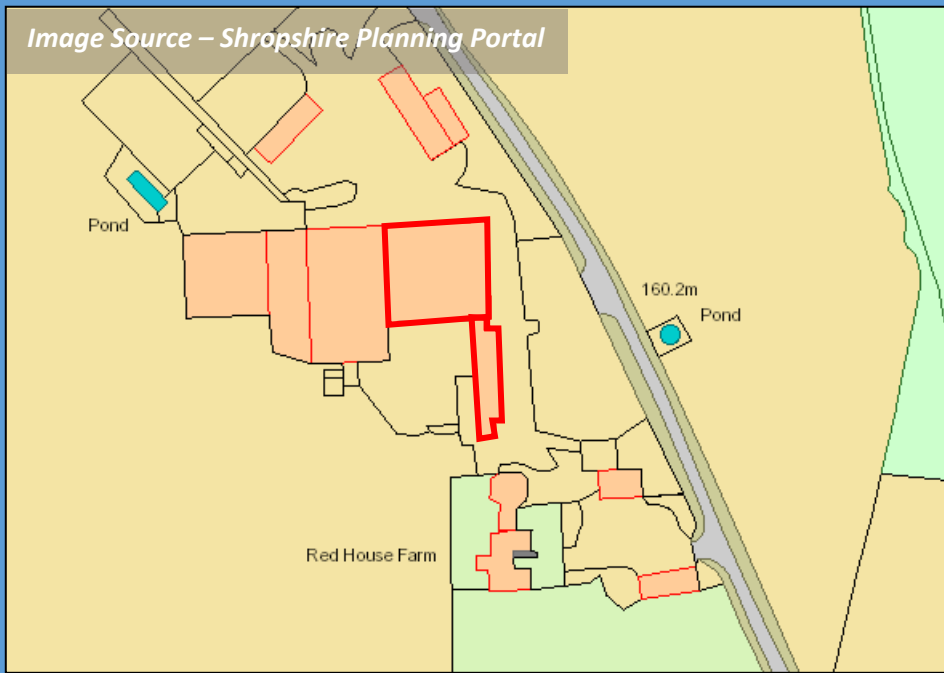
To be reassessed.

ENERGY PERFORMANCE RATING

Units 1A & 1B: D (78)

Units 2&3 are exempt from EPC rating purposes.

Image Source – Shropshire Planning Portal



SERVICES (NOT CHECKED OR TESTED)

Mains electricity and private water supply are understood to be connected to the property. Underfloor heating is powered by Air Source Heat Pumps and drainage is connected to a shared sewage treatment plant. Broadband and telephone connections are also available by separate service contracts. Interested parties are advised to make their own enquiries with the relevant utility companies.

AVAILABILITY

The property is available for immediate occupation.

PLANNING

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
TEL: 0345 678 9000

LEGAL COSTS

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

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWING

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

Toby Shaw

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."