

Unit 1, The Fox Complex, Severn Road,
Welshpool, SY21 7AZ

Rent: £19,200 per annum

To Let

Subject to contract



Industrial/Warehouse Unit on Popular Trading Estate

Approx. 45 Parking Spaces

Former Car Repair Garage

Area: 143.50 sq m (1,539 sq ft)

DESCRIPTION

The property comprises an industrial/warehouse unit with steel elevations and roller shutter door. Currently used as a car repair garage with tenant due to vacate shortly.

SITUATION

The property forms part of The Fox Complex fronting Severn Road within Severn Farm Industrial Estate, which is the principal commercial area of the town. Nearby occupiers include Rea Valley Tractors, Links Electrical Supplies, and Wynnstay. There is good access to the A483 (Oswestry/Newtown) and A458 (Shrewsbury) with Welshpool town centre about 0.5 miles distant.

Welshpool, which is located in Powys, has a population of about 7,000 and includes a strong agricultural employment base serving a catchment area of Mid-Wales and the English borders.

LEASE

The premises are available on flexible lease terms.

ACCOMMODATION *(all measurements are approximate and on a gross internal floor area basis)*

Ground Floor

Warehouse

Male/Female WCs

Total gross internal floor area approx.

143.50 sq m (1,539 sq ft)

Outside

Tarmac forecourt and extensive parking area for 45 cars.

SERVICES

All mains services are understood to be available, subject to connection charges by the utility companies.

ENERGY PERFORMANCE RATING: D (9)

TOWN PLANNING

The premises are considered suitable for a variety of purposes including industrial, trade counter, storage and distribution, etc, subject to obtaining any necessary consents. Prospective occupiers should rely on their own enquiries with the Local Authority as to whether planning permission is necessary for their proposed use.

BUSINESS RATES

The tenant is to reimburse the landlord for business rates, the current rates liability for the unit being £1,200pa.

LOCAL AUTHORITY

Powys County Hall

County Hall

Llandrindod Wells

Powys

LD1 5LG

01597 826000

www.powys.gov.uk

FIXTURES & FITTINGS

Items usually classed as tenant's fixtures and fittings are excluded from the letting.

COSTS

Incoming party to pay own legal costs in respect of the transaction, including stamp duty and VAT, if applicable.

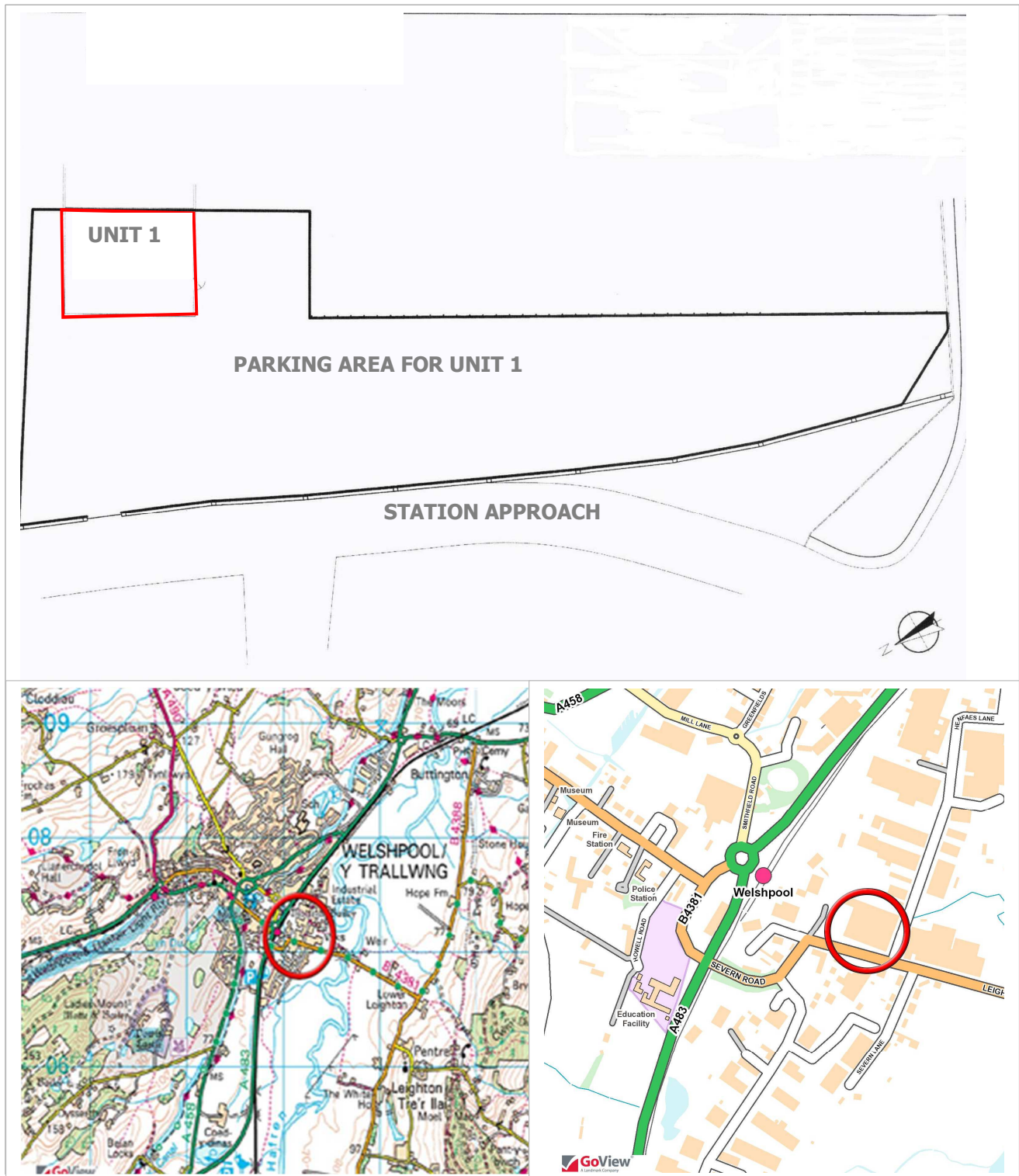
VAT

Prices and rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlord has elected to charge VAT on the rent.

FURTHER INFORMATION

Contact Alessio Dyfnallt at Cooper Green Pooks on 01743 276666.





Plans for identification only – not to scale.
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Regulated by RICS

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