

## PROMINENT ROADSIDE OPPORTUNITY

A49, PREES HEATH, WHITCHURCH, SHROPSHIRE, SY13 3JT

### KEY POINTS

- Frontage to A49
- Site area 0.69 acres
- Existing A3 consent
- Suitable for A1-A5 subject to planning

### LOCATION

Prominently located on the A49 adjacent to the roundabout with the A41. The site is 5 miles south of Whitchurch and 12 miles north of Shrewsbury. Please click on the link below for the location map.

<http://www.multimap.com/s/tbJbmzIC>

### DESCRIPTION

The existing unit provides a unit of approximately 3,094 sq ft (287.44 sq m) and 43 car parking spaces.

There is a one bedroom flat at first floor.

Interested parties can make use of the existing fixtures and fittings although no warranty will be given and will be entirely at the leasee/purchasers own risk.

### REDEVELOPMENT

The landlords will consider a complete redevelopment to provide an enlarged unit with drive-thru facility, if required, subject to planning.

### LEASE TERMS

A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review mechanism to be negotiated.

### RENT

The rent on the existing building will commence at £30,000 pa.

### FREEHOLD

Alternatively our clients will consider a sale of the freehold as seen with offers invited in the region of £425,000 (plus VAT if applicable)

### RATES

Tenants are advised to make their own enquiries



### TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

### VIEWING

Viewing can be arranged via sole agents:

David England  
020 7758 3284 / 07956 386114  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

John Ray  
020 7758 3282 / 07801 551043  
[john@ashwellrogers.com](mailto:john@ashwellrogers.com)

### PLANS

Various plans are available on request in CAD format.

### SUBJECT TO CONTRACT

April 2011

#### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

