

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

TO LET

COMMERCIAL/OFFICES



## The Old School, Weston-under-Lizard Shifnal, Shropshire, TF11 8JZ

- Attractive stand-alone office building situated in a popular rural location
- Accommodation extending to approximately 1,857 sq ft (172.5 sq m)
- Good on-site car parking allocation
- Suitable for a variety of uses subject to planning permission

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# The Old School Weston-under-Lizard

## LOCATION

The property is located in the small picturesque village of Weston-under-Lizard, which lies on the Staffordshire/Shropshire border approximately five miles northeast of Shifnal. The property fronts onto, and stands slightly back from the A5, which links through to Telford some seven miles to the west, and Junction 12 of the M6 motorway to the east. The immediate area is predominantly rural with some local amenities available close by.

## DESCRIPTION

The property comprises a detached former school building, which has been sympathetically converted to provide single storey office accommodation with a substantial car park to the front for in excess of 10 vehicles.

The property has recently been refurbished throughout internally and offers attractive office space comprising entrance lobby, reception area, main office, meeting room, two additional offices, three storerooms (one of which could provide a further office), two cloakrooms, kitchen and WC facilities.

## ACCOMMODATION

Reception area	49 sq ft	4.6 sq m
Main office (front)	657 sq ft	61.0 sq m
Meeting room	116 sq ft	10.8 sq m
Office 2	357 sq ft	33.2 sq m
Office 3	363 sq ft	33.7 sq m
Store 1	22 sq ft	2.0 sq m
Store 2	18 sq ft	1.7 sq m
Store 3	42 sq ft	3.9 sq m
Kitchen	153 sq ft	14.2 sq m
Store 3	80 sq ft	7.4 sq m
WC facilities		
<b>Total Net Internal Area</b>	<b>1,857 sq ft</b>	<b>172.5 sq m</b>
<b>IPMS 3</b>	<b>1,857 sq ft</b>	<b>1,857 sq m</b>

## SERVICES

We understand that mains water and electricity are available and/or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



## PLANNING

We understand the property currently has planning permission for uses within Class B1 (Offices) of the Town & Country Planning Act 1987 (Use Class Order 2005). The building does lend itself to a variety of uses subject to the necessary planning consent.

## TENURE

Leasehold: The property is available to let based on a new lease on terms to be agreed - please contact the agents for further details.

## RENT

The quoting rent is £11,500 per annum exclusive.

## LOCAL AUTHORITY

South Staffordshire Council, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX - Tel: 01902 696000.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £7,600.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(120).

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3314



Printcode: 2017313

## What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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