



## Offices at The Smithy, Whitchurch Road Prees, Near Whitchurch, Shropshire, SY13 2DF

- Self-contained, refurbished offices extending to 483 sq ft (45 sq m)
- On site car parking space to the front of the building
- Excellent road links, being in close proximity to the A49
- Available soon

# The Smithy

## Whitchurch Road, Prees

### LOCATION

The property is located in the small North Shropshire town of Prees, which lies just off the A49 approximately 4 miles south of Whitchurch and close to the settlement of Prees Heath.

Telford is located approximately 15 miles to the south and the county town of Shrewsbury is 11 miles to the east.

The property itself is situated on Whitchurch Road, close to its junction with the A49, and immediately to the north of Prees Village.

Nearby arterial routes include the M6 motorway (Junction 15) approximately 20 miles to the east via the A43, and the M54 to the south, accessed via the A49 (14 miles via Shrewsbury) or the A41 (26 miles).

### DESCRIPTION

The property comprises a detached single storey office block of brick construction under a pitched tiled roof with double glazed windows and doors. There are two access points.

The self-contained accommodation has recently been refurbished to a good standard to provide two open plan offices, complete with reception area, kitchenette and WC facilities.

The offices benefit from carpeted floors, LED lighting and wall-mounted electric heaters.

Outside, there is a paved area to the front of the building, which provides a single car parking space. Roadside car parking is also available nearby.

### ACCOMMODATION

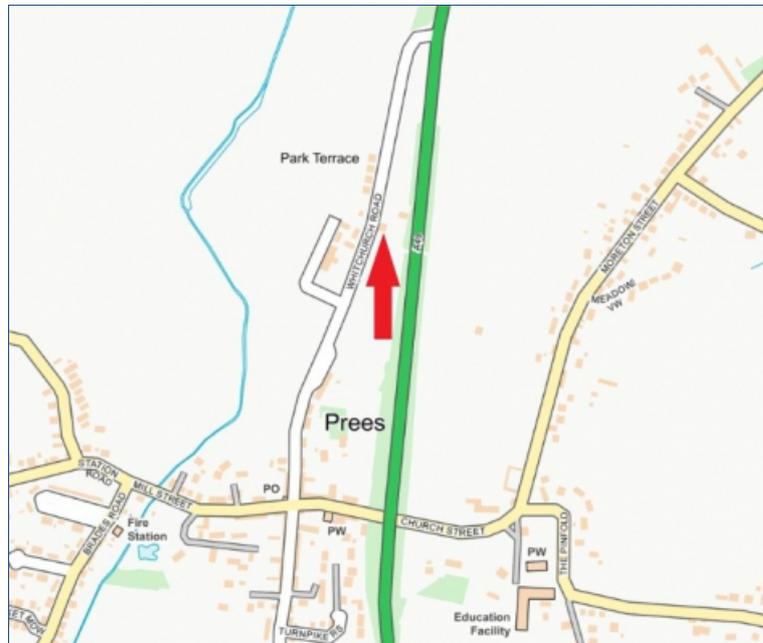
Gross Internal Area	483 sq ft	(45 sq m)
---------------------	-----------	-----------

### SERVICES

We understand that all mains services, with the exception of mains gas, are available 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.

### PLANNING

Interested parties are advised to make their own enquiry with the Local Planning Authority.



**Consumer Protection From Unfair Trading Regulations 2008:** 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.



### TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease for a minimum term of 3 years.

### RENT

The quoting rent is £6,000 per annum inclusive of business rates, but exclusive of VAT and all other outgoings.

### OTHER OUTGOINGS

The tenant will also be liable for building insurance, currently re-charged at a rate of £800 per annum, and water rates of £570 per annum.

### LOCAL AUTHORITY

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

### BUSINESS RATES

The rent is inclusive of business rates.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(104).

### 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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

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

Ref: BNF/3745



Printcode: 20211123

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)