



**Blossom Barn, Pimhill Barns,
Harmer Hill, Shrewsbury, SY4 3DY**

£500pcm (exclusive)

- Gross Internal Area approx. 1,038 sq ft (96.4 m²) with eaves height of 4m.
- Roller shutter door with integrated pedestrian entrance.
- Prominent from the A528 connecting Shrewsbury and Ellesmere, benefitting from substantial passing traffic.
- On site w/c and café facilities.
- Available to let on flexible terms for up to three years.

Comprising a steel and timber frame unit clad with corrugated steel panels, a rounded Dutch barn roof, concrete flooring and part breezeblock wall. Light from 5 large opaque panels and we understand the Landlord is currently installing three phase power. The unit is currently fitted out with industrial racking.

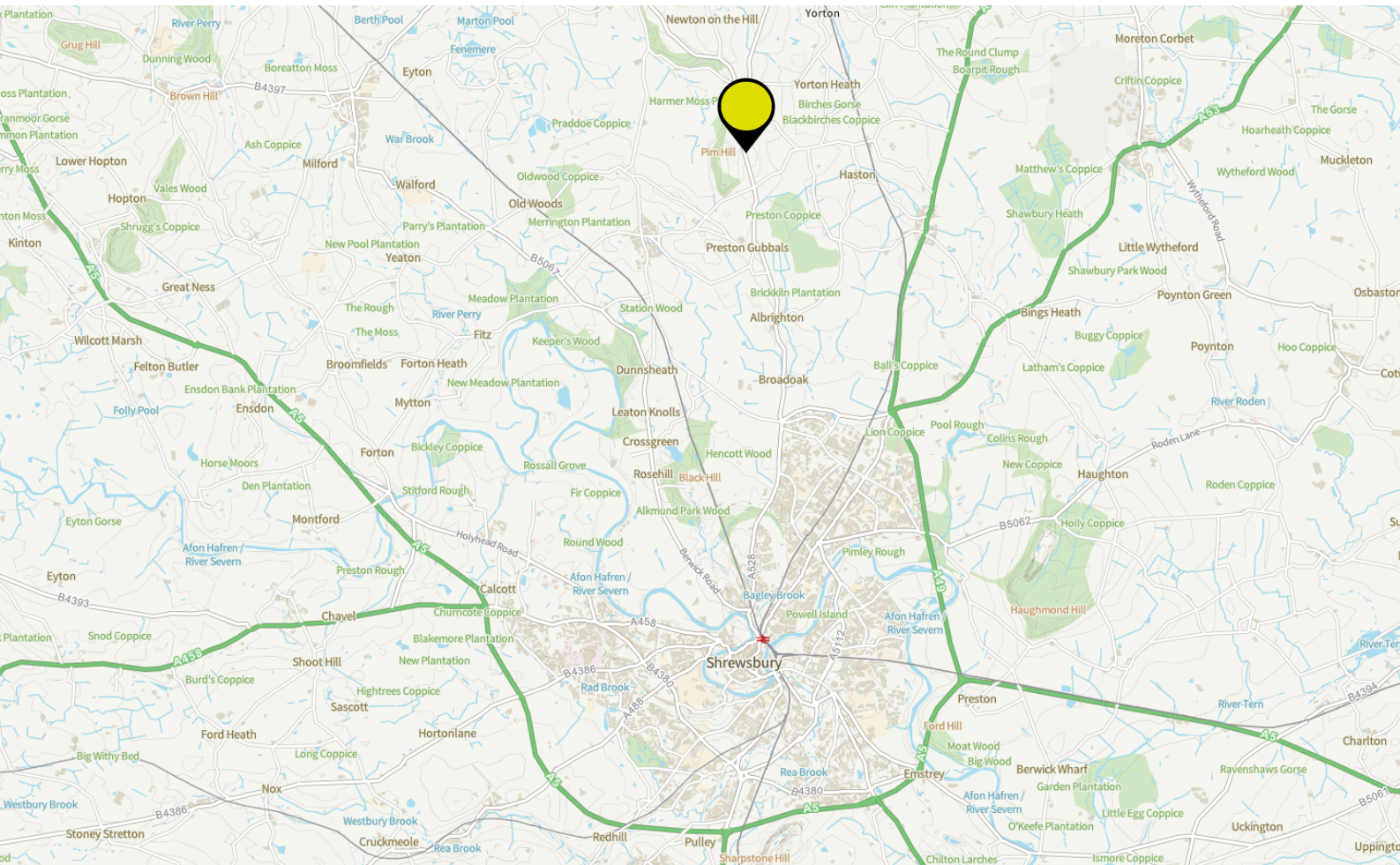
Outside the unit benefits from ample yard area and parking to the front.


Nearby occupiers include Rural Space Coffee Shop (gifts, coffee and wellness), Heritage Stone Company and Pimhill Barn (wedding venue).



For further information, contact:

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 **what3words** Hack.buzzer.horns

Deposit

A rental deposit may be required at lease completion.

Service Charge:

Service charge will be payable for the maintenance and upkeep of the communal areas and exterior of the property. Further details available from the letting agent.

The Service Charge budget is to be assessed and may be charged on an ad hoc basis.

Services (not checked or tested):

We understand the Landlord is installing three-phase power.

Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

The Landlord reserves the right to charge VAT on the rent in the future.

References

The landlord reserves the right to seek satisfactory tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Each party is to pay their own costs incurred in this transaction.

Fixtures and Fittings:

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these particulars are excluded from the letting.

Rateable Value:

TBC

1st April 2023

Energy Performance Rating:

n/a

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.