

## Drovers House

### Craven Arms



#### Accommodation Specification

- Central Heating
- Toilet facilities
- 3 phase electrical supply to distribution board.
- Telecom connection point.
- External security light.
- Units individually metered for water electricity and telephone.

#### Terms

- **Unit No :** Unit 1 Drovers House Craven Arms SY7 9BZ
- **Agreement :** Three Years with three month's break clause, excluded from the renewal provisions of the Landlord and Tenant Act.
- **Area :** 48.5 sq. m (522 sq ft) or thereabouts.
- **Rent :** £7,000 per annum (exclusive) vat and Business Rates
- **Deposit :** Refundable deposit of 3 times the monthly rent
- **Service charge :** 13 % included in the gross rent.
- **Use :** B1, B2, B8.
- **Repairs :** Tenant responsible for internal repairs and decoration, Landlord responsible for external repairs and decoration.
- **Insurance :** Tenant responsible for contents insurance, Landlord will insure the buildings.
- **Business Rates :** Tenants should obtain a specific quote from the Business Rates team
- **Costs :** A contribution to be made towards legal costs and surveyors fees.

**ASSETS & ESTATES**

**01743 251693**

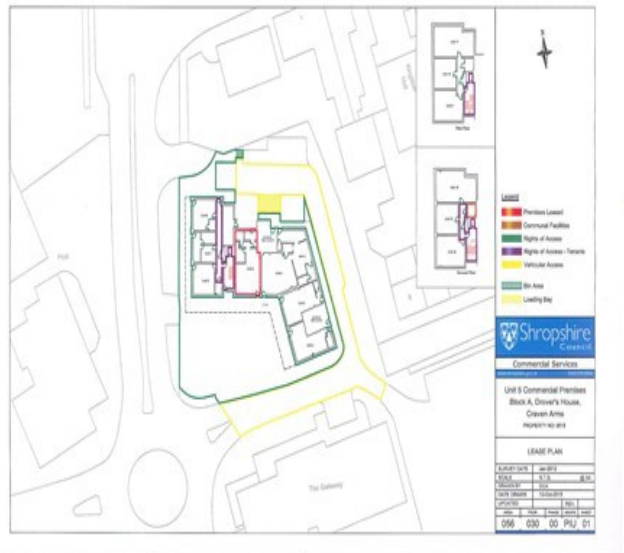
## Viewing/Further Information

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire SY2 6ND

Tel 01743 251693  
Contact Lucy Groves

## For Business Rates Information

Tel 0345 678 9003  
Email  
[business.rates@shropshire.gov.uk](mailto:business.rates@shropshire.gov.uk)



## SHROPSHIRE COUNCIL: MISREPRESENTATIONS;

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

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