

UNIT 4 LINGEN ROAD, LUDLOW



Accommodation Specification:

- Three phase electricity (individually metered).
- Shared kitchen and toilet facilities.

Agreement:	Three years with 3 months break clause.
Area:	37 Sq m (400 sq ft) or thereabouts.
Rent:	£3,300 per annum (exclusive of VAT and business rates) based on the use classes below.
Deposit:	A deposit equivalent to a minimum of 3 months' rent will be required.
Use:	B2, B8 or E(g)
Repairs:	Tenant responsible for internal repairs and decoration, door furniture. Landlord responsible for external repairs and decoration.
Insurance:	Landlord will insure the building, this will be rechargeable to the tenant as a fair proportion. Tenant responsible for insuring the contents.
Business Rates:	Tenants should obtain a specific quote from the business rates team.
Costs:	A contribution of £150 towards legal costs is required. There will be costs to change the signage at site of £180 plus VAT.



Viewing/Further Information:

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Estates team
estates@shropshire.gov.uk
01743 281082

For Business Rates Information:

0345 678 9003
Email
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.

