



## The Stables, Weston Park, Weston under Lizard Shifnal, Shropshire, TF11 8LE

- Attractive accommodation in a prestigious location
- Individual units (which can be combined) providing accommodation ranging from 280 sq ft to 3,273 sq ft (26.0 sq m to 304.02 sq m)
- Suitable for a variety of uses incl. offices, studios, retail and artisan workshops
- Generous on-site car parking with access from the A5

# The Stables

## Weston Park, Shifnal

### DESCRIPTION

The property comprises a number of office/studio/workshop units within The Stables at Weston Park, offering self-contained accommodation arranged over ground and first floors with communal toilet facilities.

The Stables are Grade II listed and date from 1688, being of red brick construction with stone dressings beneath a pitched slate roof. The accommodation is laid out in a classic U-shape around a central cobbled stable yard. The building is full of character and still incorporates the original stable stalls, complete with dividing railings and fittings.

The Stables at Weston Park provide the opportunity for tenants to base their business at a prestigious location whilst creating a notable destination for customers, and which may also benefit from tourist and visitor footfall numbers at Weston Park. Weston Park is recognised as a luxurious hospitality venue for private hire and national events. The Stables would suit occupiers seeking complementary brand association, with the charity responsible for maintaining this beautiful estate.

### ACCOMMODATION AND RENTS

Floor and Unit No	Sq Ft	Sq M	Rent/Availability
Ground Floor			
Unit 2	976	90.72	£15,000 per annum
Units 3 & 3A	1,081	100.4	£10,800 per annum
Units 4 & 4A	1,155	107.3	UNDER OFFER
Unit 5	936	86.9	£9,400 per annum
Courtyard Unit	280	26.0	£2,240 per annum

\*All first floor accommodation now let

### TENURE

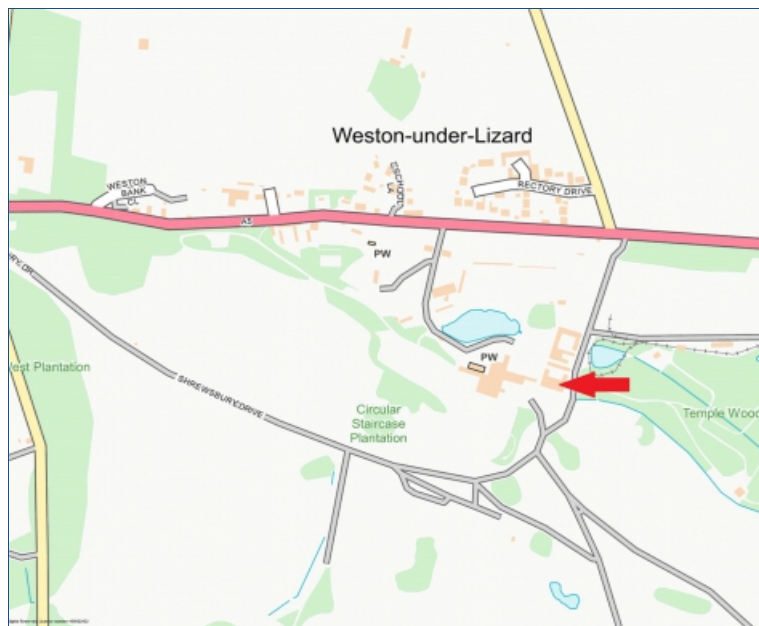
The units are available individually or combined on a leasehold basis on terms to be agreed.

### SERVICE CHARGE

There is a service charge payable in respect of the cleaning and upkeep of the structures and the common areas of the buildings and the estate. Details will be provided upon request.

### PLANNING

We understand the property has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).



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### LOCATION

The property is located in the small, picturesque village of Weston under Lizard, which lies on the Staffordshire/Shropshire border approximately 5 miles northeast of Shifnal. The property is situated on the A5, which links through to Telford some 7 miles to the west and Junction 12 of the M6 motorway to the east. The immediate area is predominantly rural with some local amenities nearby.

The Stables are on the historic Weston Park estate, overlooking the main house, gardens and park. Set in 1,000 acres of parkland, and former home to the Earls of Bradford, Weston Park has a rich history, an internationally important art collection and all the grandeur one would expect from a stately home, but with a very modern outlook.

The grounds of Weston Park combine natural beauty and three centuries of garden design and are home to outdoor events, large and small, throughout the year including Weston Park Country Fair, Camp Festival, CamperJam and Craft Festivals. The restored 1767 Great Barn on the estate houses The Granary restaurant, which serves coffee, refreshments and lunch as well as evening meals.

The estate is open to visitors on a seasonal basis and the house is used for private events throughout the year.

### SERVICES (NOT CHECKED OR TESTED)

We understand all mains services are available or connected to the property.

### BUSINESS RATES

Interested parties are to make their own enquiries with South Staffs Council.

### ENERGY PERFORMANCE CERTIFICATE

Details for specific units will be provided upon request.

### VAT

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

### 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/3845



Printcode: 2022810

### 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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