ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

MIXED USE UNITS

The Stables, Weston Park, Weston under Lizard

Shifnal, Shropshire, TF11 8LE

- Attractive accommodation in a prestigious location
- Remaining ground floor units 940 sq ft (87.34 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

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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.

AVAILABLE ACCOMMODATION AND RENT

Floor and Unit No	Sq Ft	Sq M	Rent per annum exclusive
Unit 1 (Ground)	940	87.34	£ 12,000

TENURE

The units are available individually or can be 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.

BUSINESS RATES

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

PLANNING

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

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 Bestival, 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

We understand that all mains services are available or connected to the property. However, we have not checked or tested these services and interested parties should make their own enquiries.

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. VAT is payable on the rent.

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

Ref: BNF/3845

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.

Printcode: 2022810

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