

TO LET

TSR

TOWLER SHAW ROBERTS

FARM BUILDING WITH GENEROUS CAR PARKING YARD AREAS IN PLEASANT RURAL LOCATION



**UNIT 2 RED HOUSE
BARN**

LYDBURY NORTH

SHROPSHIRE

SY7 8AF

- Spacious farm building extending in total to approx. 2,228 sqft (207 sqm).
- Versatile open plan accommodation with generous car parking.
- Suitable for a variety of uses (subject to planning).
- Set in a pleasant rural setting approx. 1 mile east of Lydbury North and 6 miles west of the main A49 trunk road.
- Available To Let on a new Lease. Rent: **£6,700 per annum exclusive.**

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a pleasant rural setting within the Shropshire countryside conveniently located just outside of the charming village of Lydbury North and forms part of a complex of farm buildings located just off the B4385.

Lydbury North is an attractive rural village in South Shropshire supporting a range of local amenities with good road links to surrounding towns including Craven Arms (8.3 miles east), Bishops Castle (3.5 miles northwest) and Ludlow (19 miles southeast) with access via the A49 trunk road. The county town of Shrewsbury is situated approximately 23 miles to the north.

Description

The accommodation comprises a spacious farm building extending to approx. 2,228 sqft (207 sqm) forming part of a terrace of similar units.

The building is of steel portal frame construction and is clad with corrugated steel sheets. The building is of open plan layout with concrete flooring, and is deemed suitable for a range of uses, subject to planning.

Accommodation

Description	Sqft	Sqm
Unit 2	2,228	207

Services (Not checked or tested)

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

Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

The lease is to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£6,700 per annum exclusive.

Energy Performance Certificate

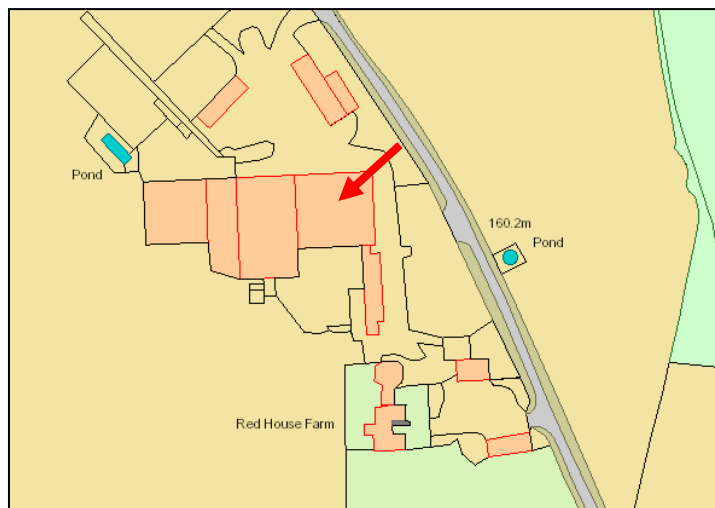
Unit 2 is exempt from EPC rating purposes.

Business Rates

To be reassessed.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



For Reference purpose only

Scale: Not to Scale

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

All costs /price are exclusive of and subject to VAT in addition. We are advised that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Joint Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or Balfours LLP, New Windsor House, Oxon Business Park, Shrewsbury, Shropshire, SY3 5HJ Tel: . 01743 241181.

February 2026

TSR House

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Tel: 01743 243900

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at

4 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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Important Notice

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