

**FREEHOLD COMMERCIAL DEVELOPMENT/INVESTMENT
OPPORTUNITY OCCUPYING A CONVENIENT LOCATION
CLOSE TO SHREWSBURY TOWN CENTRE**

FOR SALE



**COMPLEX OF BUILDINGS
EXTENDING TO APPROX.
29,775 SQFT (2,766.25 SQM)
ON A SITE AREA OF 6.61 ACRES
(2.67 HECTARES)**

WOOD STREET | SHREWSBURY | SHROPSHIRE | SY1 2PP



LOCATION

The property occupies a convenient suburban location in Wood Street, just off Ellesmere Road (A528) being one of the main arterial roads into Shrewsbury from the north approximately one mile from the town centre.

The County Town of Shrewsbury is situated on the banks of the River Severn and is the main commercial and administrative centre of Shropshire leading into Mid-Wales.

The Town is experiencing rapid growth and offers a unique blend of cultural, educational and economic opportunities in one of the most beautiful parts of the Country with excellent road and rail communications.

The Town is strategically located at the intersection of the A49 and A5 main trunk road being approximately 15 miles west of Telford, 30 miles from Wolverhampton and 50 miles from Birmingham. Chester is within 40 miles of the north and Hereford is about 50 miles to the south.

The town has benefitted from the opening of the Shrewsbury bypass which forms part of the A5 trunk road and connects to the M54 motorway and the national motorway network to the east, extending west to North and West Wales.

The Town is well served by rail connections to neighbouring towns and beyond to the national rail system having a direct service to London Euston.

DESCRIPTION

The property comprises a large, level site being a former builders merchants and distribution centre.

The overall site area extends to approximately 6.61 acres (2.67 hectares) and includes a complex of various industrial/commercial buildings totalling approximately 29,775 sqft (2,766.25 sqm). The site also includes extensive concrete/tarmac surfaced open storage and circulation areas.

The property provides a unique opportunity to acquire a large commercial site and premises close to the town centre with commercial/residential development potential, subject to planning.



ACCOMMODATION

PROPERTY	Accommodation	SQM	SQ.FT.
Building 1	Retail showroom	236.75	2,548
Building 2	Open Dry Storage Building; Bay 1 Bay 2	119.6 958.5	1,287 10,317
Building 3	Original Mill/ storage	486.80	5,240
Building 4	Former shop/ storage building; Main Unit Canopy	741 223.6	7,976 2,407
Building 5	Vacant single story offices	-	-
Total Gross Internal Floor Area		2,766.25	29,775

Services

All mains services are understood to be connected or available to the property. Interested parties should make their own enquiries with the appropriate suppliers regarding any necessary connection arrangements.

Planning

The property has been previously operated as a timber yard and latterly as a builder's merchants and is understood to have an established Sui Generis Use within the provisions of the Town & Country Planning (Use Classes) Order 1987.

The property is considered suitable for a variety of commercial uses or as an investment opportunity. Alternatively, the site offers potential for commercial or residential redevelopment subject to planning.

Interested parties are advised to make their own enquiry with the Local Authority in relation to their proposed use for the property.

Local Authority

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

Energy Performance Certificate

Building 1 – EPC Rating: C 68

Building 5 – EPC Rating: TBC

The remaining buildings are classed as 'low energy' buildings and do not require an EPC.



VAT

All costs / prices are exclusive of but subject to VAT if appropriate. We are advised that the Vendor has elected to charge VAT on the property.

TENURE

The property is understood to be freehold tenure.

The Old Mill Building (Building 3) is currently let as a vehicle workshop for a term of 5 years from 16th April 2018 at a rent of £3,500 per annum. The lease is contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 and includes a Landlord's redevelopment provision.

The remaining site and buildings are offered with the benefit of vacant possession.

GUIDE PRICE

The property is offered for sale by private treaty inviting offers in excess of **£1.8 Million** subject to a lease granted in respect of Building 3 and otherwise with the benefit of vacant possession upon completion.

BUSINESS RATES

Further details are available upon request from the Selling Agents.



LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATION

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

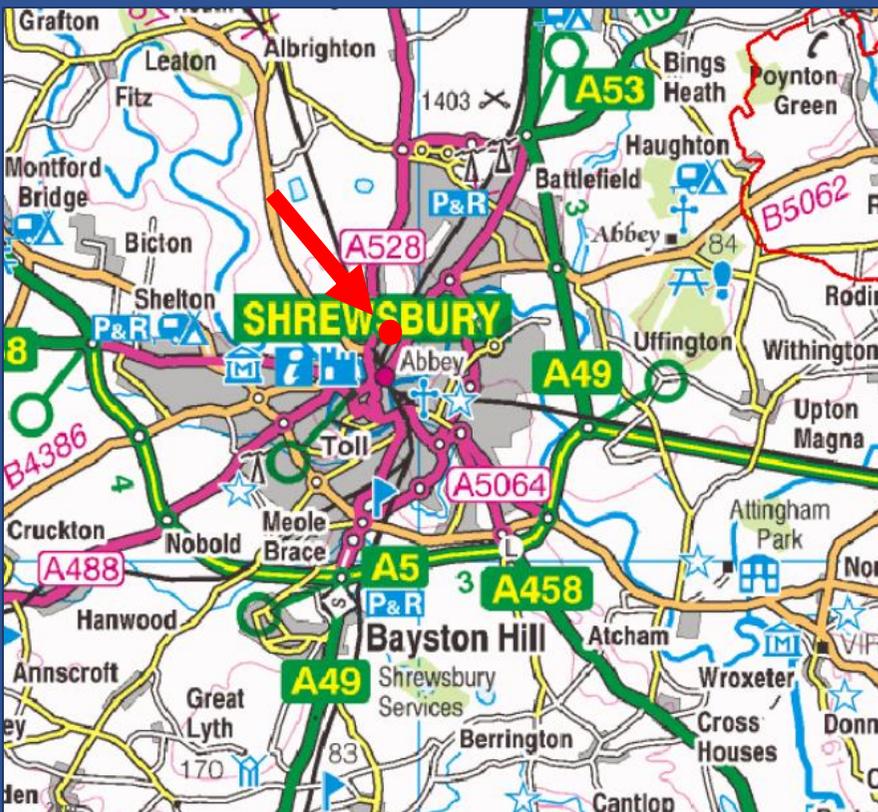
VIEWING/ FURTHER INFORMATION

Requests for further information, or to arrange inspection of the property should be made solely through the Sole Selling Agents. Please contact:

Toby Shaw

DDI: 01743 260880 / Mobile: 07967 721745

Email: toby.shaw@tsrsurveyors.co.uk



September 2022

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."