



**7-9 Gower Street, Gower Street Trading Estate, St
Georges,
Telford, TF2 9HW**

**Site Area
0.632 Acres**

Offers in the region of

£575,000

Outline Planning Permission for 20 residential units

Site Area 0.632 acres

To view: 01782 212201
commercial@bjbmail.com



Description

The site currently has a number of industrial units on site and an income is being derived from these, which make this a unique opportunity as outline planning permission has been obtained for residential development.

The planning permission was granted in 26/03/2018 for 20 units (Application No. TWC/2017/0367)

Access to the site will be from Walker Crescent. There is an opportunity to increase the number of units on site with a higher density development, subject to further negotiations with Wrekin Planning Department.

Location

The site is located on Gower Street, one of the main routes through St. Georges within a mixed commercial and residential area. Gower Street links Church Street through to Wrockwardine Wood

This is an excellent opportunity to purchase a site with outline planning permission for residential development and also have an income stream on site.

Accommodation

0.632 acres.

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The Rateable Value is to be confirmed. The standard non-domestic rating multiplier is 49.3 pence in the pound. The small business non-domestic rating multiplier is 48 pence in the pound, for properties with a rateable value up to £18,000. Bjb recommend parties make their own enquiries into any further business rate relief which maybe available.

Tenure

Freehold.

Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Contact

For all enquiries other than viewings please contact;

Richard Day BSc(Hons)MRICS
Email : commercial@bjbmail.com

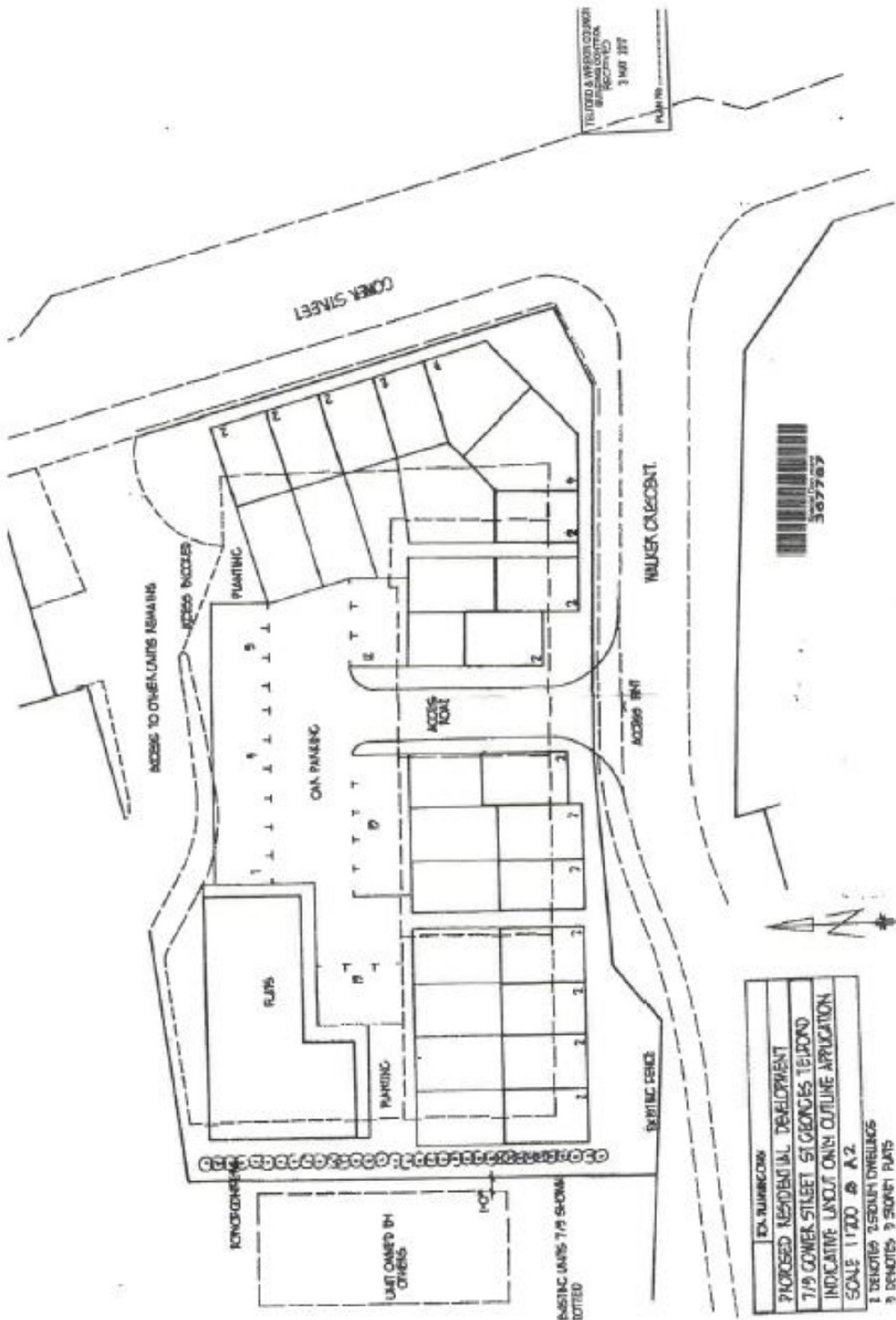
Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.