

FOR SALE

(DUE TO RELOCATION)

WELL APPOINTED SHOWROOM PREMISES
IN PROMINENT ROADSIDE LOCATION



Showroom Premises | Harlescott Lane | Shrewsbury |
Shropshire | SY1 3AH

TSR
TOWLER SHAW ROBERTS

Location

The property occupies a prominent roadside location fronting Harlescott Lane in the heart of the main commercial / industrial area of Shrewsbury approximately 3 miles north of the town centre. The property is surrounded by a number of significant occupiers including Tesco Extra, Lidl, W. R. Davies (Toyota Dealership) and Pathway Intermediates Limited with the Openreach BT Depot also in close vicinity.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 18 miles west of Telford, 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a well-appointed showroom premises with additional workshop facilities to the rear, extending in total to approx. 8,175 sqft (759.42 sqm).

The showroom is fitted out to a modern standard having a large display glazed frontage, tiled floor and suspended ceilings with inset lighting. The showroom has an internal staircase leading to a further showroom on the first-floor mezzanine level.

The adjoining rear workshop provides an open plan working facility having roller shutter access door, overhead lighting and access to the mezzanine storage areas.

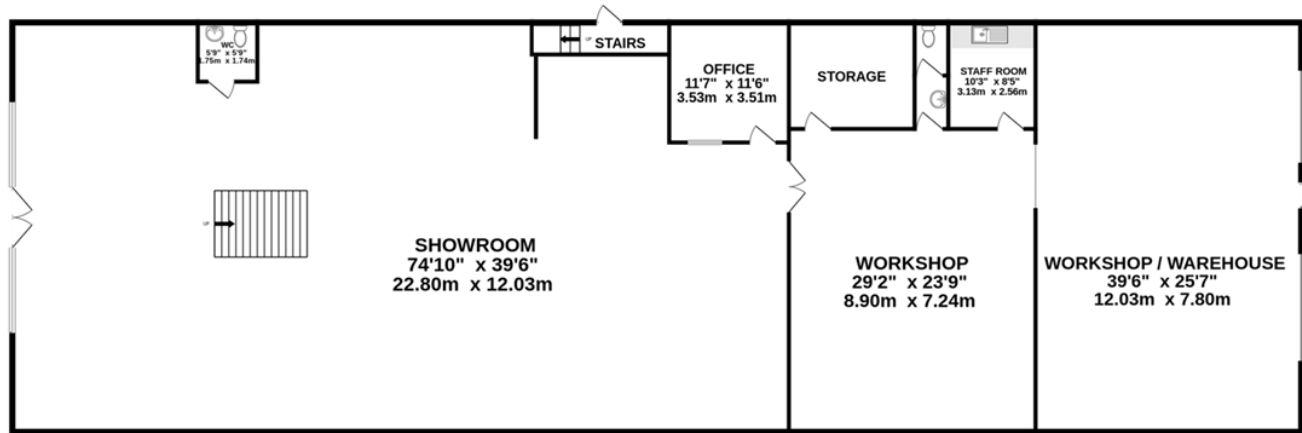
The property includes a secure yard area to the rear and on-site staff/customer car parking to the front of the property.

ACCOMODATION	Square Feet	Square Metres
Front Showroom	2,950	274.05
Workshop		
Including integral office and male and female WCs	925	85.92
Rear Storage Area	958	89.01
Mezzanine Showroom	1,546	143.71
Rear Mezzanine Storage Level	1,795	166.73
TOTAL GROSS INTERNAL FLOOR AREA	8,175	759.42

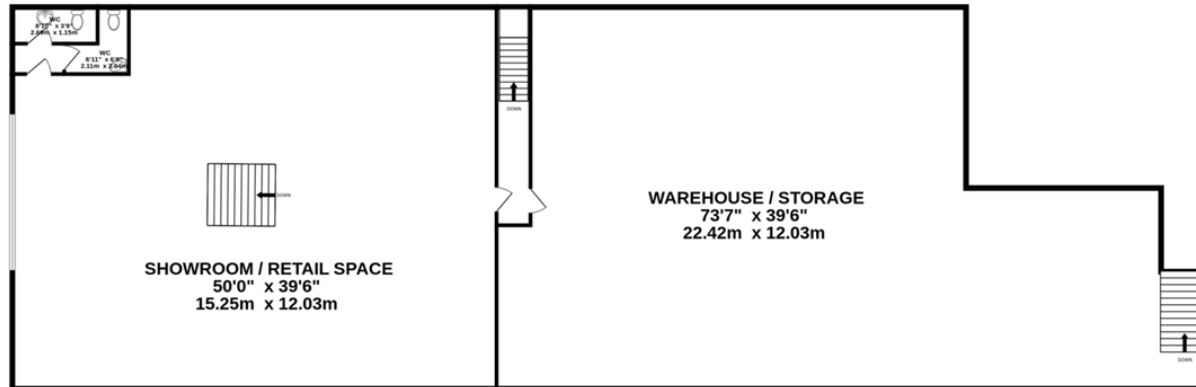




GROUND FLOOR
4896 sq.ft. (454.9 sq.m.) approx.



1ST FLOOR
4366 sq.ft. (405.6 sq.m.) approx.



TOTAL FLOOR AREA : 9262 sq.ft. (860.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GUIDE PRICE

Offers in the region of **£595,000** are invited for the freehold interest.

LOCAL AUTHORITY

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

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity (including 3-phase), gas and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises

Current Rateable Value – £47,500

Rateable Value from 1st April 2026 - £49,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ENERGY PERFORMANCE RATING

Energy Performance Certificate Rating: C 61

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

LEGAL COSTS

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

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 Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

Please contact:

Toby Shaw

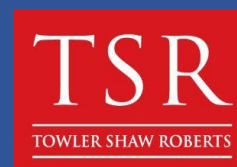
Mobile: 07967 721745

Email: toby.shaw@tsrsurveyors.co.uk

Josh Hyde

Mobile: 07976 761632

Email: josh.hyde@tsrsurveyors.co.uk



Important Notice Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS. "These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and 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 (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give 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 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, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners 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 (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."