

FOR SALE

ALL ENQUIRIES

INDUSTRIAL/COMMERCIAL SITE



**PRICE:
OFFERS IN THE
REGION OF £325,000
(EXCLUSIVE)**

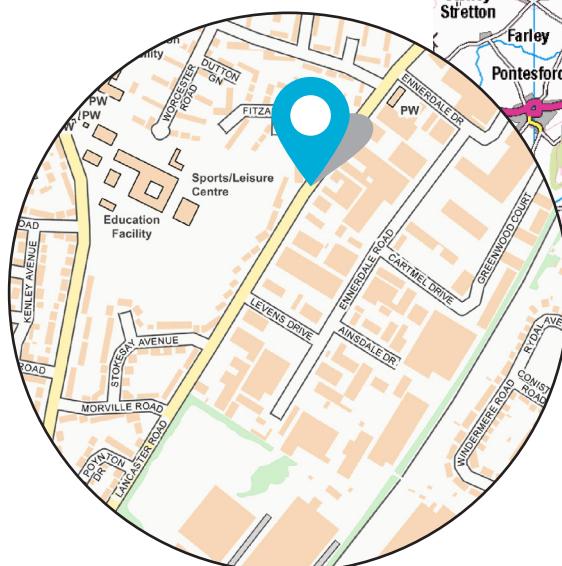
**PROMINENTLY LOCATED COMMERCIAL/ INDUSTRIAL BUILDINGS FOR SALE
FORMER GDS BUILDING, LANCASTER RD, SHREWSBURY, SY1 3NF**

- Total Gross Internal Floor Area of 488.5 sq m (5,258 sq ft)
- Total Site Area extending to 0.23 acres (0.09 hectares)
- Would suit a variety of alternative uses subject to statutory consents
- Parking on site
- Great central location on Lancaster Road one of the main industrial areas of Shrewsbury

LOCATION

The property occupies a prominent position fronting Lancaster Road in a well-established commercial/industrial location approximately 3 miles north of Shrewsbury Town Centre and 1 mile from the A5 Shrewsbury Bypass. Occupiers in the immediate vicinity include a mix of retail, trade counter and motor trade operators including Alan Ward Furniture, Howdens and ATS Tyre Centre.

Shrewsbury is the county town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles east of Chester.



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DESCRIPTION

The buildings are currently a mix of single and one storey industrial and office accommodation which is detached with secure yard and parking facilities to the front and side of the buildings.

The properties are brick construction under a mixture of flat and sawtooth roofs. The buildings are PVC double glazed with pedestrian access and roller shutters.

The offices have the benefit of central heating. The eaves heights range between 3.2 and 3.8 metres.

ACCOMMODATION

(All measurements approximate)

	MSQ	SQFT
WAREHOUSE 1	216.69	2,332
WAREHOUSE 2	97.5	1,049
WAREHOUSE 3	56.5	608
OFFICE BLOCK		
Ground Floor	60	646
First Floor	57.82	622
TOTAL	488.5	5,258
SITE AREA	0.23 ACRES	(0.09 HECTARES)

PLANNING

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

The property is understood to be held over planning classes E, B2 and B8 of the town and country planning act.

The property is understood not to be listed and is not located in a conservation area.

The property would suit a variety of uses subject to statutory consents.



SERVICES

(Not tested at the time of inspection)

The property is understood to have mains water, gas, electricity and drainage. The electricity is understood to have 2 supplies.



RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24)	£17,500
Rates Payable (2023/24)	£8,733

However, interested parties should make their own enquiries to the local authority.

EPC

In the process of preparation.

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TENURE

The property is for sale freehold with vacant possession

PRICE

Offers in the region £325,000 (Exclusive)

LEGAL COSTS

Each party bear their legal costs in respect of this transaction.

VAT

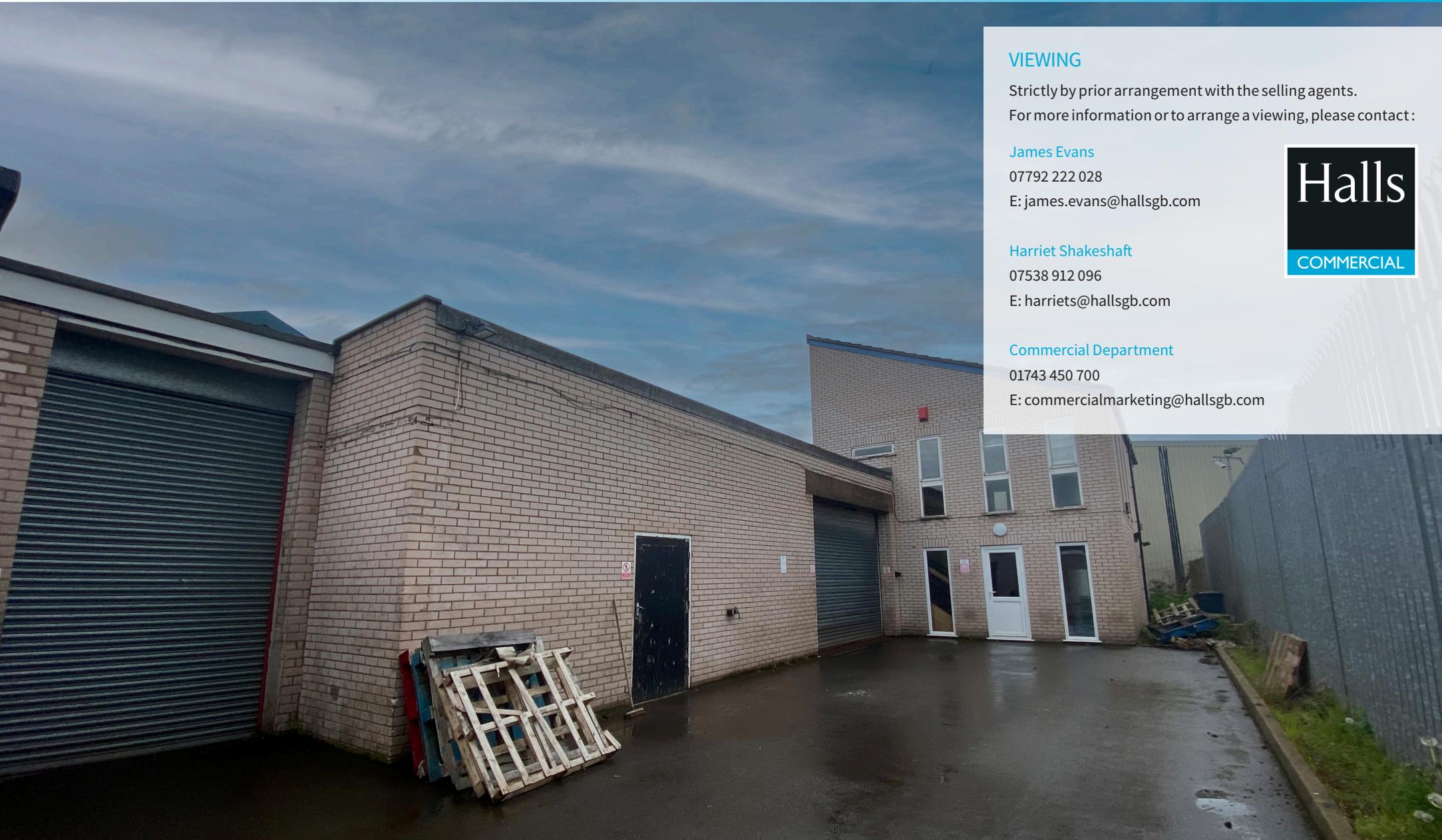
The property is understood not to be elected for VAT.
Prospective purchasers should make their own enquiries.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

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VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@halls gb.com



Harriet Shakeshaft

07538 912 096

E: harriets@halls gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls gb.com

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