

ATTRACTIVE INVESTMENT OPPORTUNITY

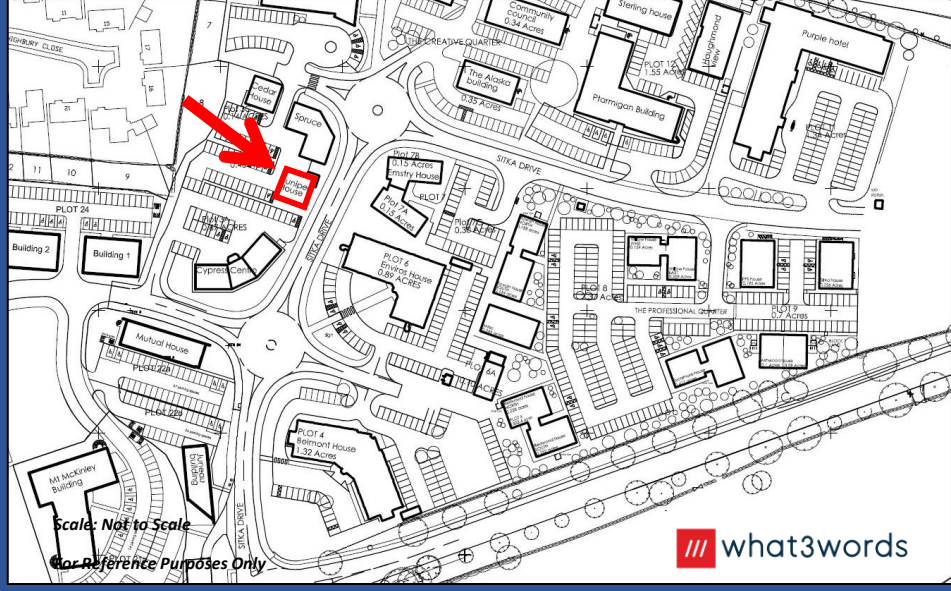
FOR SALE

Juniper House

Sitka Drive
Shrewsbury Business Park
Shrewsbury
SY2 6LG

EXECUTIVE SUMMARY

- Modern two storey detached office building extending to approximately 2,686 square feet (249.46 sqm).
- Attractive landscaped setting with the benefit of 12 car parking spaces.
- Modern well-appointed accommodation providing a mix of open plan and cellular accommodation with staff and toilet facilities.
- Let to Hallmark Properties Limited (guaranteed by Capital Care Group having a CreditSafe rating of 95 (very low risk)).
- Let on a 6 year lease from November 2021 on a tenant's full repairing and insuring basis at a current passing rent of £32,500 per annum exclusive.
- Offers in the region of **£415,000** are invited for the freehold interest subject to and with the benefit of the existing tenancies.



LOCATION

The property occupies a prominent location within the popular Shrewsbury Business Park, being situated approx. 2 miles southeast of Shrewsbury Town Centre with excellent public transport links.

Shrewsbury Business Park is the premier office location in Shrewsbury, located adjacent to the A5 trunk road, giving access to A49 and the M54 motorway. The business park has attracted a number of high profile occupiers including Handelsbanken, Brewin Dolphin, NFU Mutual and WR Partners, and offers a number of onsite facilities including Busy Bees Daycare, Greggs, Co-op and The Holiday Inn Express.

The surrounding areas of the business park are now being developed with the new additions of Hatfields Jaguar Land Rover, Shell Petrol Station and Starbucks Drive Thru. The Meole Brace Retail Park, Bannatyne's Fitness and restaurant/conference facilities at Shrewsbury Town Football Club are within a short distance away (1 mile).

TRAVEL DISTANCES

Motorways
M54 – 1 Mile
J10 M6 – 18 Miles
J8 M5 – 25 Miles

Cities
Shrewsbury – 15 Miles
Chester – 18 Miles
Birmingham – 33 Miles

Train Stations
Telford Central – 4 minutes
Birmingham New Street – 40 mins
Stafford – 40 mins

Airports
Birmingham Intl – 50 mins
East Midlands – 1 hr 11 mins
Manchester – 1 hr 25 mins

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DESCRIPTION

The property comprises a modern detached two storey office building extending to approximately 2,686 sqft (249.46 sqm) with generous on-site car parking facilities for 12 cars.

The offices provides high quality accommodation incorporating raised carpeted floors, suspended ceiling with inset lighting and electric panel heaters.

The accommodation is well appointed providing a mix of open plan and cellular offices arranged over 2 floors with reception area and toilet facilities on the ground floor.

LEASE INFORMATION

The property is currently let to Hallmark Properties Limited (guaranteed by Capital Care Group Limited) for a term of 6 years from 8th November 2021 on tenant's full repairing and insuring basis at a rent of £32,500 per annum exclusive payable quarterly in advance.

The ground floor has been sublet to Assured CMS Limited for a term of years expiring in November 2027.

TENANTS COVENANT

Hallmark Properties Limited is a subsidiary Company of Capital Care Group Limited that currently own and operate 9 care homes throughout Shropshire, Cheshire and the West Midlands with the offices at Juniper House operating as an administration centre for the business.

Capital Care Group has a CreditSafe Rating of 95 (very low risk).

Please visit https://capitalcaregroup.co.uk for further details.

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TENURE / GUIDE PRICE

Offers in the region of **£415,000** are invited for the freehold interest subject to and with the benefit of the current tenancies.

A sale at this level reflects a gross yield of 7.83% before Purchaser's normal costs.

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 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

Further details available from the selling agents upon request.

ENERGY PERFORMANCE RATING

D 95

VAT

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

We understand the property has been elected for VAT and that this may be treated as a Transfer of Going Concern (TOGC).

Interested parties are suggested to seek independent expert advice.

LEGAL COSTS

Each party are to be responsible for their own legal costs 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, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

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