

TO LET

TSR
TOWLER SHAW ROBERTS

WELL LOCATED TRADE COUNTER / WAREHOUSE PROPERTY WITH GENEROUS ONSITE PARKING AND EXTERNAL YARD



**FORMER HOWDENS
PREMISES**

LANCASTER ROAD

SHREWSBURY

SHROPSHIRE

SY1 3LG

- Detached single storey trade counter / warehouse building extending to approx. 8,304 sqft (771.39 sqm) with generous forecourt car parking and secure storage yard area to the rear.
- Prominent roadside location within an established commercial / industrial area on the north side of Shrewsbury.
- Suitable for a variety of uses (subject to planning)
- Available To Let by way of a Lease Assignment at nil premium. Current passing rent: **£36,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prominent position fronting Lancaster Road in a well-established commercial/industrial location approx. 3 miles north of Shrewsbury Town Centre and 1 mile from the A49/A5 Shrewsbury Bypass. Occupiers in the immediate vicinity include a mix of retail, trade counter and motor trade operators including Arrow Point Retail Park, Cousins Furnishings and ATS Tyre Centre.

Shrewsbury is the County Town and main administrative centre of Shropshire and is strategically 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 south of Chester.

Description

The property comprises a detached single storey trade counter / warehouse building of steel portal frame construction with flat roof addition to the front.

The property extends in total to approx. 8,360 sqft (776.62 sqm) providing a open plan showroom / trade counter area with separate office, staff toilets and kitchenette facilities with fitted window security shutters.

The rear warehouse comprises a large clear span area having an eaves height of approx. 5 metres with LED lighting, concrete floor and manual roller loading door leading to a secure yard area at the rear.

The property has the benefit of generous customer car parking at the front with double security gates to either side of the building leading to the external storage yard at the rear.

The property occupies a site area of 0.53 of an acre or thereabouts.

Accommodation

	Sqft	Sqm
Front Showroom / Office	914	84.87
Inc. staff toilets and kitchenette		
Rear Warehouse	7,390	686.52
Total	8,304	771.39

Services (Not Checked or Tested)

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

Tenure

The property is held on Lease for a term of 5 years from 24th September 2021 on a Tenant's full repairing and insuring basis subject to a schedule of condition. The current passing rent is £36,000 per annum exclusive, payable monthly in advance.

Assignment of the existing Lease is subject to the Landlord's prior consent. A new lease may also be considered.



For Reference purpose only

Scale: Not to Scale

Energy Performance Certificate

Energy Performance Rating: C75

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 – Warehouse and premises

Rateable Value – £27,750

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.

Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

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

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

March 2025

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenthall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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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."