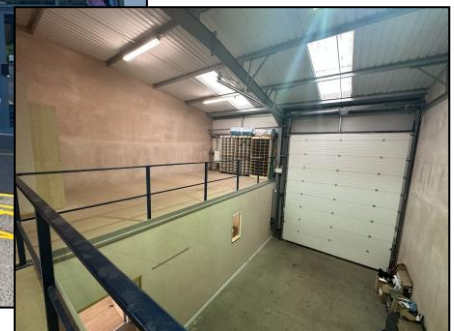


FOR SALE

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY TRADE COUNTER/WAREHOUSE UNIT OCCUPYING A PROMINENT ROADSIDE LOCATION



UNIT B, PLOT 38
VANGUARD WAY
BATTLEFIELD ENTERPRISE
PARK
SHREWSBURY
SHROPSHIRE, SY1 3TG

- Modern mid-terrace trade counter/warehouse premises extending to approx. 2,596 sqft (241.31 sqm) having forecourt car parking and delivery area to the rear.
- Versatile accommodation providing attractive showroom with glazed entrance, integral office, w.c. and mezzanine storage area.
- Prominent location fronting Vanguard Way with nearby occupiers including: Dulux Decorating Centre, Euro Car Parts, Howdens and Rexel.
- Available For Sale inviting offers over **£250,000** for the long leasehold interest with vacant possession.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Forming part of the popular and ever-expanding Vanguard Trade Park, the unit occupies a prominent roadside position with frontage to Vanguard Way within the principal commercial area of Shrewsbury approximately 2.5 miles north of the Town Centre.

Vanguard Park occupies convenient access close to the Shrewsbury Bypass with direct access to the A49 / A5 and M54 / M6. Vanguard Park is one of the region's most successful trade parks having been established for more than 10 years with over 40 national, regional and local trade counter and showroom occupiers including Dulux Decorating Centre, Euro Car Parts, Howdens and PRJ Flooring.

Description

This modern mid-terrace trade counter/warehouse premises provides flexible accommodation extending in total to approx. 2,596 sqft (241.31 sqm) including a mezzanine level and having an internal eaves height of approx. 7 metres.

The accommodation is fitted out to a modern standard and comprises a showroom, warehouse area with roller shutter loading door, integral office, w.c. and tea point with a mezzanine offices and storage above.

Externally the property provides forecourt car parking for 6 vehicles and separate yard/delivery area to the rear.

Accommodation

	Sqft	Sqm
Trade Counter/Warehouse (Overall)	1,560	145.01
Mezzanine Storage Area	1,036	96.3
Total	2,596	241.31

Services (Not Checked or Tested)

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

Guide Price

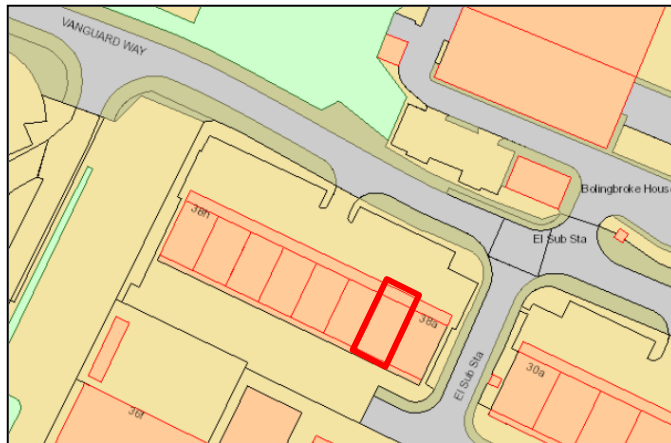
The property is offered For Sale inviting offers over **£250,000** for the Long Leasehold interest with the benefit of vacant possession upon completion.

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal area of Plot 38. Further details are available upon request from the Letting Agents.

Energy Performance Rating

Energy Performance Rating: D (90)



For Reference purpose only

Scale: Not to Scale

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 – £17,500

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.

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

Each party to bear their own legal costs incurred in the transaction.

VAT

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

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.

May 2025/Amended August 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."