FOR SALE

(DUE TO RELOCATION)

WELL APPOINTED SHOWROOM PREMISES IN PROMINENT ROADSIDE LOCATION



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

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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.

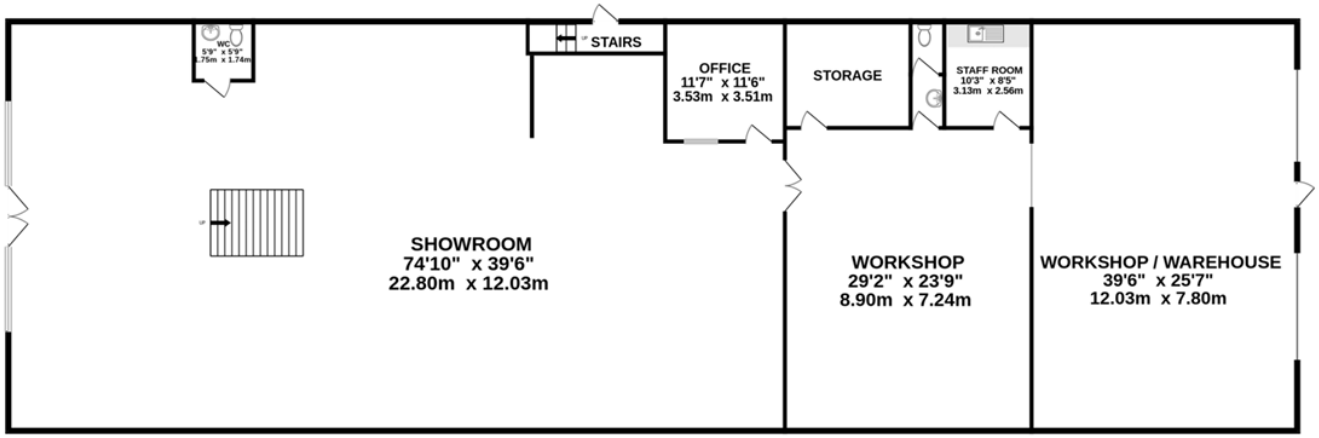
The property includes a secure yard area to the rear and on-site staff/customer car parking to the front of the property.

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**

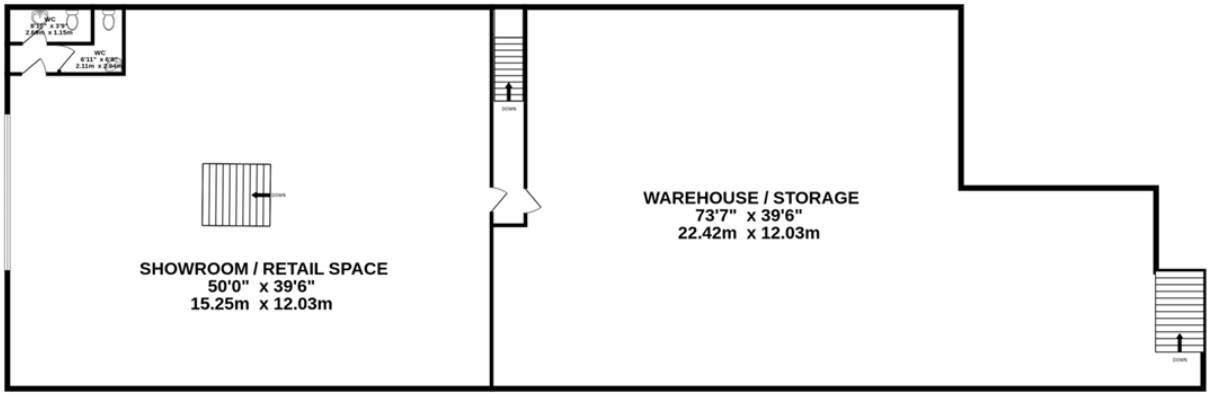




GROUND FLOOR
4896 sq.ft. (454.9 sq.m.) approx.



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.
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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, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

Please contact:

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