

# To Let: Part of 107 Whitchurch Road

Harlescott Road | Shrewsbury | SY1 4EQ

Halls



### Prime Trade Counter/Commercial Unit with Excellent Visibility

Situated in a highly visible location on Whitchurch Road in the town of Shrewsbury. This semi-detached trade counter/commercial unit offers an outstanding opportunity for businesses seeking a prime position. With a Total Gross Internal Floor Area of approximately 1,942 sq ft (180.42 m²), this versatile property offers a functional environment for a wide range of commercial uses.

With direct frontage onto Whitchurch Road, the property benefits from good positioning, making it an ideal choice for retail, distribution or trade counter operations.

## 107 Whitchurch Road (in part)

The property comprises a prominently located, semi-detached trade counter/commercial unit, offering a Total Gross Internal Floor Area of approximately 1,942 sq ft (180.42 m²), inclusive of office space and welfare facilities. The unit is to the left hand side of National Tyres.

The property is built of brick and blockwork construction with a sawtooth pitched roof, benefitting from an eaves height of 3.65 metres and two up and over doors to the front and left elevation.

Externally the property benefits from a generous car parking forecourt area with approximately eight allocated parking spaces, accessed directly from Whitchurch Road and enjoys a private service yard sitting on a site area of approximately 0.176 acres.

The unit is suitable for a variety of commercial or alternative uses, subject to the necessary statutory consents. Viewing is strongly recommended to fully appreciate the potential of the property.



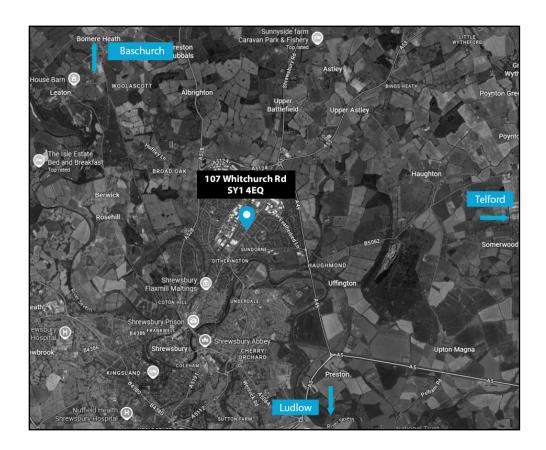
## Location

The property is strategically located on Whitchurch Road, one of Shrewsbury's main arterial routes into the town centre, ensuring high visibility and excellent connectivity. Situated within a mixed-use development area, the property benefits from its proximity to a wide range of local amenities, enhancing its appeal for businesses seeking both accessibility and convenience.

#### **Key Location Highlights**

- Prominent position fronting directly onto Whitchurch Road and just 2.2 miles north of Shrewsbury town centre
- Close to the A5/M54 link road, offering quick access to the national motorway network
- Surrounded by well-established businesses, including National Tyres
  Limited, Wickes, The Smile Centre and W.R.R Pugh & Sons
- Located in a vibrant area of mixed-use development, providing a diverse range of surrounding services and facilities

The property's prime location, coupled with excellent transport links, makes it an ideal base for a wide variety of commercial operations. Its proximity to both local amenities and major road networks ensures ease of access for both customers and staff, further enhancing the appeal of this well-positioned unit.



## Accommodation

TOTAL GROSS INTERNAL FLOOR AREA | 1,942 sq ft (180.42 m sq)

**SITE AREA** | **0.176 acres** (0.07 hectares)







ALL MEASUREMENTS ARE APPROXIMATE

## In-Part Plan





## **Key Details**

#### Rateable Value

Current Rateable Value = £8,400

#### Rent

Rent of £15,000 (Fifteen Thousand Pounds) per annum (Exclusive) payable quarterly in advance by standing order.

#### **VAT**

The property is understood to be elected for VAT.

#### **EPC**

107 Whitchurch Road = D

### **Legal Costs**

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

### **Local Authority**

Shropshire Council The Guildhall, Frankwell Quay Shrewsbury, SY3 8HQ



0345 678 9000



www.shropshire.gov.uk

#### Tenure

The property is offered for let on a new sublease on Tenants Full Repairing and Insuring sublease for a length of term by negotiation. There will be upward only rent reviews at three yearly intervals. The lease will be excluded from the Landlord and Tenant Act 1954 Part 2. Further details from the letting agents upon request.

#### **Services**

(Not tested at the time of inspection)

The property is understood to benefit from mains 3 phase electricity, water and drainage. The property benefits from air conditioning in-part.

### **Planning**

The property is understood to benefit from planning consent for Use B of the Town and Country Use Classes Order.

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