



# To Let: Part of 107 Whitchurch Road

Harlescott Road | Shrewsbury | SY1 4EQ







### 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 m<sup>2</sup>), 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 m<sup>2</sup>), 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](http://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.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.





# Halls

Viewing is strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing please contact:

**James Evans**



07792 222 028



[james.evans@halls.gb.com](mailto:james.evans@halls.gb.com)

**Simon Cullup-Smith**



07999 595 885



[simon.cullupsmith@halls.gb.com](mailto:simon.cullupsmith@halls.gb.com)

**Commercial Department**



01743 450 700



[commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

#### Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

