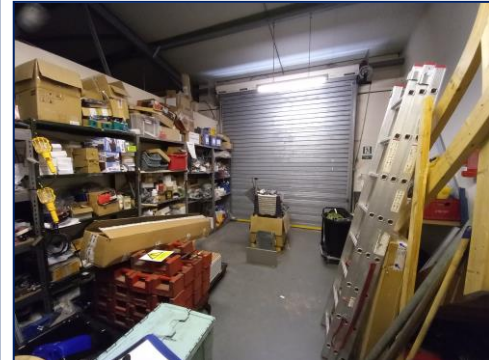


FOR SALE

TSR

TOWLER SHAW ROBERTS

MODERN SEMI-DETACHED OFFICE SUITE / BUSINESS UNIT WITH ON-SITE CAR PARKING



**UNIT 4, THE
COURTYARD
YEOMANRY ROAD
BATTLEFIELD
ENTERPRISE PARK
SHREWSBURY, SY1 3EH**

- Modern semi-detached office/business unit extending to approx. 1,450 sqft (134.70 sqm) with 6 car parking spaces.
- Well-appointed and versatile accommodation providing open plan office, boardroom, director's office and warehouse with roller shutter loading door.
- Conveniently located within this popular business park with good access to the main road network.
- Offers in excess of **£185,000** are invited for the long leasehold interest with vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property forms part of a court yard development of single storey office/business unit located on the popular Battlefield Enterprise Park within the main commercial/industrial area of Shrewsbury approximately 3 miles north of the town centre. The property is well located within close proximity of the A5/M54 link road providing easy access to Telford and the wider west Midlands conurbation.

Shrewsbury is the County Town and principal administrative centre of Shropshire and is situated approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles south of Chester.

Description

The property comprises a modern single-storey semi-detached office / business unit extending to approx. 1,450 sqft (134.70 sqm) being of traditional brick and tile construction incorporating sealed unit double glazed windows and a roller shutter loading door.

The accommodation has been fitted out to a modern standard having suspended ceilings with inset lighting, electric heaters and plastered and painted walls. The premises have been partitioned internally to provide an open plan general office, director's office and boardroom with separate kitchenette and toilet facilities. The property also benefits from a storage area with roller shutter door and mezzanine area above.

The property has the benefit of 6 car parking spaces and an EV charging point.

Accommodation

	Sqm	Sqft
Total	134.70	1,450

Services (Not Checked or Tested)

Mains electricity, water and drainage services are understood to be connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

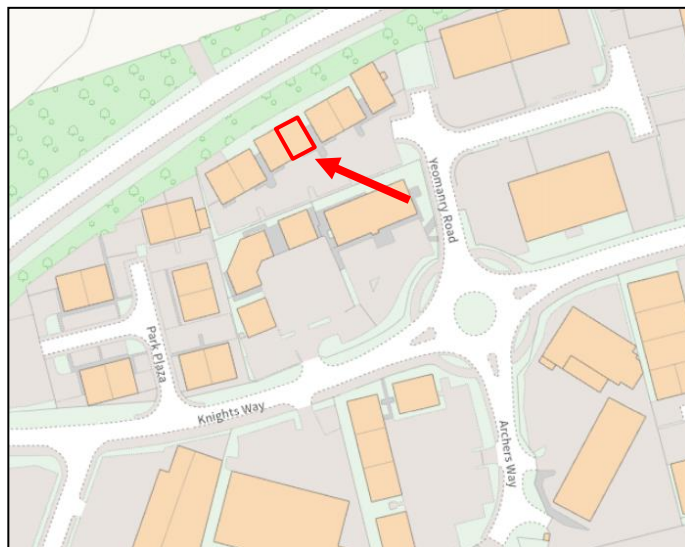
The property is offered For Sale by private treaty inviting offers in excess of **£185,000** for the long leasehold interest with vacant possession upon completion.

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
Rateable Value – £12,250

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Rating: TBC

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

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

Legal Costs

Each party is to be responsible for their own 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 Vendor has not elected to charge VAT on the property at the present time.

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.

August 2024

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 Tettenthal 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."