



# To Let: Former Lakeside Coaches Unit

Levens Drive | Shrewsbury | SY1 3EG







### Versatile Commercial Unit with Yard – For Let in Shrewsbury

Located on Levens Drive in a well-established commercial area of Shrewsbury, this self-contained business unit offers 2,191 sq ft (203.55 sq m) of versatile space, complete with a private commercial yard. Ideal for a variety of commercial uses, the property provides an excellent opportunity for businesses looking to expand or establish themselves in a strategic and accessible location.

With flexible accommodation and practical yard space, it offers a practical and cost-effective solution for a wide range of occupiers. To Let at £14,350 per annum plus VAT (exclusive).

## Commercial Unit, Levens Drive

The property comprises a detached commercial unit providing a Total Gross Internal Floor Area of approximately 2,191 sq ft (203.53 sq m). Constructed around a steel portal frame and clad in metal sheeting, the unit features an impressive eaves height of approximately 8 metres. The unit benefits from a wide roller shutter door (also measuring around 8 metres) offering excellent access for a variety of operational needs.

Internally, the space is arranged to provide a main workshop area, along with a staffroom, toilet facilities and a small mezzanine level of approximately 136 sq ft (12.63 sq m), ideal for storage or office use.

Externally, the property enjoys a concreted yard to the front and side, offering useful external workspace or parking, with direct access from Levens Drive. The unit sits on a total site area of approximately 0.107 acres (0.043 hectares).

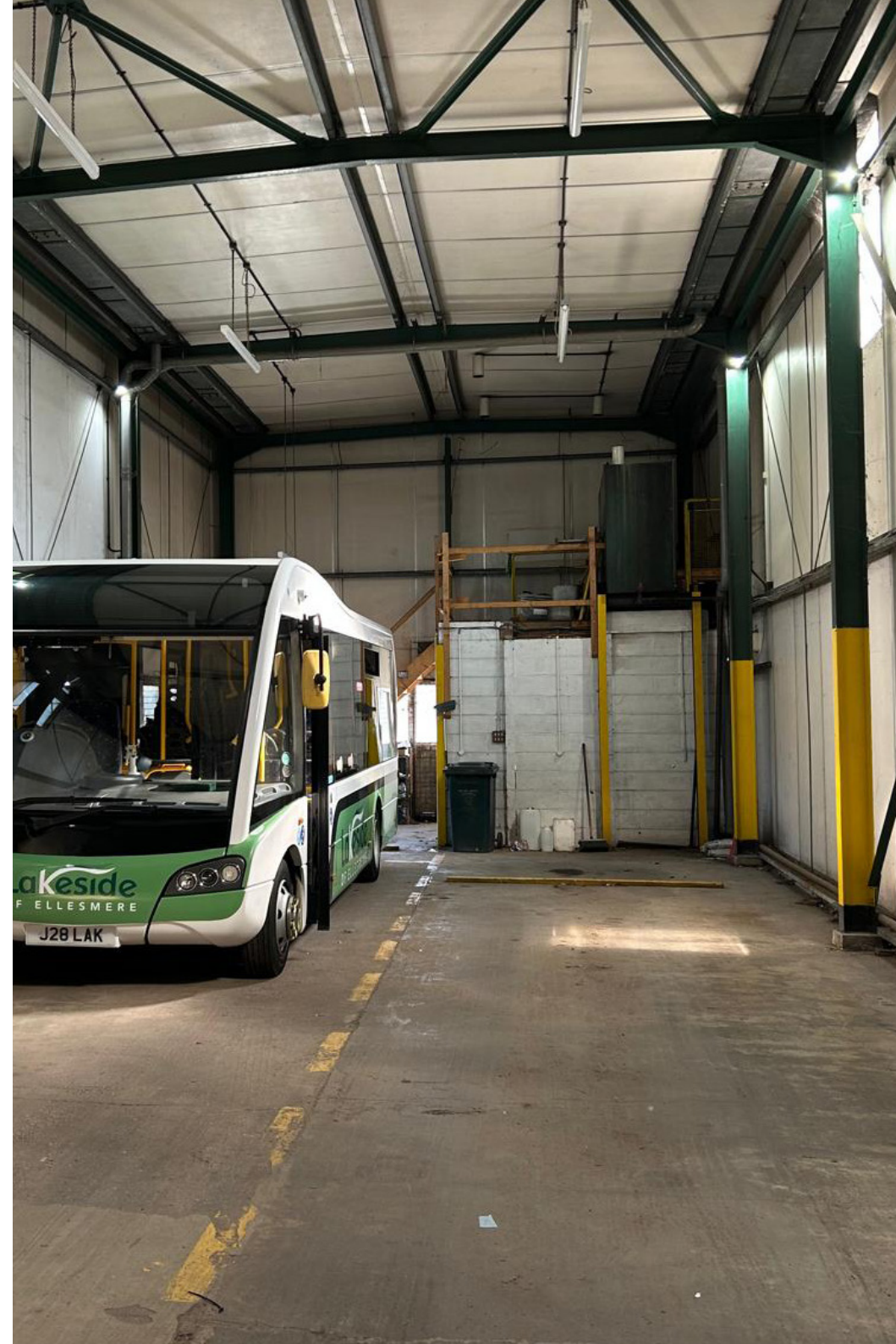
### ACCOMMODATION

#### BUILDING & MEZZANINE

TOTAL GROSS INTERNAL FLOOR AREA = **2,191 sq ft**

**TOTAL SITE AREA = 0.11 Acres** (0.044 hectares)

*ALL MEASUREMENTS ARE APPROXIMATE*





# Location

The property enjoys a prominent position fronting onto Levens Drive, within an established commercial area in the town of Shrewsbury. It is conveniently situated near the junction with Lancaster Road, surrounded by a range of well-known occupiers including Thrifty, Boys and Boden, VW, and GMC. The location offers excellent connectivity to both local businesses and amenities.

- Situated within a well-established commercial area of Shrewsbury
- Close to Lancaster Road, with nearby occupiers including Thrifty and VW
- Approximately 1.5 miles from Shrewsbury town centre
- Good access to local amenities and road links
- Well-positioned with strong regional connections: 33 miles from Wolverhampton, 15 miles from Telford, 31 miles from Wrexham, and 53 miles from Hereford
- Parish population of 76,782 (2021 Census)

Shrewsbury offers a strong commercial setting supported by a growing population and excellent transport links. Its position in the heart of the region makes it an attractive base for a wide range of businesses.



# Key Details

## Tenure

The property is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Basis with rent reviews at 3 yearly intervals.

## Rent

Rent **£14,350 per annum** (fourteen thousand, three hundred and fifty pounds) exclusive.

## EPC


Upon enquiry.

## VAT

Not elected for VAT.

## Local Authority

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

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](https://www.shropshire.gov.uk)

## Business Rates

Upon enquiry.

## Services

Not tested. Prospective purchasers to rely on their own enquiries) Mains water, electricity(single phase), drainage and gas are understood to be connected to the property.

## Planning

Prospective purchasers should make their own enquiries. The property is understood to benefit from planning consent for Use Class B. It would lend itself to a variety of uses subject to any statutory consents.

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 offer 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 offer 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.





Lakeside  
COACH TRAVEL

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Wem  
Shrewsbury  
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www.lakesidecoaches.co.uk

Halls

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

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Simon Cullup-Smith



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Commercial Department



01743 450 700



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

