



ATTRACTIVE INVESTMENT OPPORTUNITY

FOR SALE

St James's House

Anchorage Avenue
Shrewsbury Business Park
Shrewsbury
SY2 6FG

EXECUTIVE SUMMARY

- Modern two storey semi-detached office building extending to approximately 2,015 square feet (187.33 sqm).
- Attractive sought-after setting with the benefit of 8 car parking spaces.
- Modern well-appointed accommodation providing a mix of open plan and cellular accommodation with staff and toilet facilities on each floor.
- Fully Let producing a total rental income of £30,000 per annum with scope for further increases.
- Offers over **£450,000** are invited for the freehold interest subject to and with the benefit of the existing tenancies, representing a gross yield of 6.67%.



LOCATION

The property occupies a sought-after location within the popular Shrewsbury Business Park, being situated approx. 2 miles southeast of Shrewsbury Town Centre with excellent public transport links.

Shrewsbury Business Park is the premier office location in Shrewsbury, located adjacent to the A5 trunk road, giving access to A49 and the M54 motorway. The business park has attracted a number of high profile occupiers including Handelsbanken, Brewin Dolphin, NFU Mutual and WR Partners, and offers a number of onsite facilities including Busy Bees Daycare, Greggs, Co-op and The Holiday Inn Express.

The surrounding areas of the business park are now being developed with the new additions of Hatfields Jaguar Land Rover, Shell Petrol Station and Starbucks Drive Thru. The Meole Brace Retail Park, Bannatyne's Fitness and restaurant/conference facilities at Shrewsbury Town Football Club are within a short distance away (1 mile).

TRAVEL DISTANCES

Motorways

M54 – 1 Mile
J10 M6 – 18 Miles
J8 M5 – 25 Miles

Cities

Shrewsbury – 15 Miles
Chester – 18 Miles
Birmingham – 33 Miles

Train Stations

Telford Central – 4 minutes
Birmingham New Street – 40 mins
Stafford – 40 mins

Airports

Birmingham Intl – 50 mins
East Midlands – 1 hr 11 mins
Manchester – 1 hr 25 mins



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Ground Floor Main Office



Ground Floor Meeting Room

DESCRIPTION

The property comprises a modern semi-detached two storey office building extending to approximately 2,015 sqft (187.33 sqm) with generous on-site car parking facilities for 8 cars.

The offices provides high-quality accommodation incorporating raised carpeted floors, suspended ceiling with inset lighting and air conditioning.

The accommodation is well appointed providing a mix of open plan and cellular offices arranged over 2 floors with ground floor reception area and staff welfare facilities on each floor.

LEASE INFORMATION

The ground floor is currently Let to Lewis Wealth Management Limited for a term of years which expired on 30th June 2024 at an annual rent of £15,000 per annum exclusive. The tenant is currently holding over.

The first floor is currently let to St Marys School Limited (guaranteed by its directors) for a term of 6 years from 20th December 2024, subject to a Tenant only break option and upward only rent review on the third anniversary of the term. The lease is granted on a tenant's pro rata full repairing and insuring lease at a rent of £15,000 per annum exclusive.

There is a service charge for the building payable equally by the respective tenants. This is in addition to the estates service charge payable for the communal areas of Shrewsbury Business Park. Further details are available from the Selling Agent upon request.



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Ground Floor Office



First Floor Main Office



First Floor Meeting Room



Ground Floor Office

TENURE / GUIDE PRICE

Offers over **£450,000** are invited for the freehold interest subject to and with the benefit of the current tenancies.

A sale at this level reflects a gross yield of 6.67% before Purchaser's normal costs.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 0345 678 9000.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity 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

Details of the business rates are available from the Selling Agent upon request.

ENERGY PERFORMANCE RATING

Ground Floor: B 41

First Floor: B 33

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

We understand the property has been elected for VAT and that this may be treated as a Transfer of Going Concern (TOGC). Interested parties are suggested to seek independent expert advice.

LEGAL COSTS

Each party are to be responsible for their own legal costs 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, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.



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