



To Let: 48 - 52 Ennerdale Road

Shrewsbury | Shropshire | SY1 3LD





TO LET – Existing Car Showroom/Commercial/Warehouse Premises Situated Within Established Commercial Quarter

This commercial property offers a great opportunity to lease either in its entirety or as two individual units, with flexibility to suit various business needs. The Total Gross Internal Floor Area extends to approximately 16,393 sq ft (1,520.49 m²), spread across two detached buildings. Unit 1 provides 5,975 sq ft (555.06 m²), while Unit 2 offers 10,393 sq ft (965.44 m²). The secure site benefits from palisade fencing, gated access and approximately 77 dedicated car parking spaces, ensuring both security and convenience.

With easy access to the A49, A5 and national motorway network, this property is ideally located with excellent transport links, making it a prime location for a variety of commercial, warehouse or showroom uses. The whole site is available for £80,000 per annum or in-part from a rent of £37,000 per annum.

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The property comprises an existing car showroom that is arranged as two detached units providing showroom, offices, welfare facilities and commercial workshop space. The property is available as whole or as two separate buildings. The property combined provides a Total Gross Internal Floor Area of approx. 16,368 sq ft (1,520.49 m²).

The site is arranged to provide a secure enclosed site with palisade fencing, gated entry and benefiting from approximately 77 parking spaces and servicing area.

Unit 1 is a detached commercial unit providing a car showroom with a Total Gross Internal Floor Area of approximately 5,975 sq ft (555.04 m²). It benefits from approximately 6.1m eaves height and a 3.6m wide up and over door. The unit would lend itself to a variety of commercial uses.

Unit 2 is a detached commercial unit providing workshop storage space and car storage with a Total Gross Internal Floor Area of approximately 10,393 sq ft (965.44 m²). It benefits from an approximately 4m eaves height and two up and over doors (4.5m and 3.2m wide).

The property benefits from an interceptor for wash down purposes. The property also has a generous yard space and security fencing and would lend itself to a variety of commercial uses. The full potential can only be appreciated by undertaking an inspection of the property.



Location

This property is prominently located on Ennerdale Road, within one of Shrewsbury's established commercial quarters. Surrounded by a diverse mix of businesses, the area provides a solid commercial environment, making it an ideal location for a range of enterprises.

Key Location Highlights

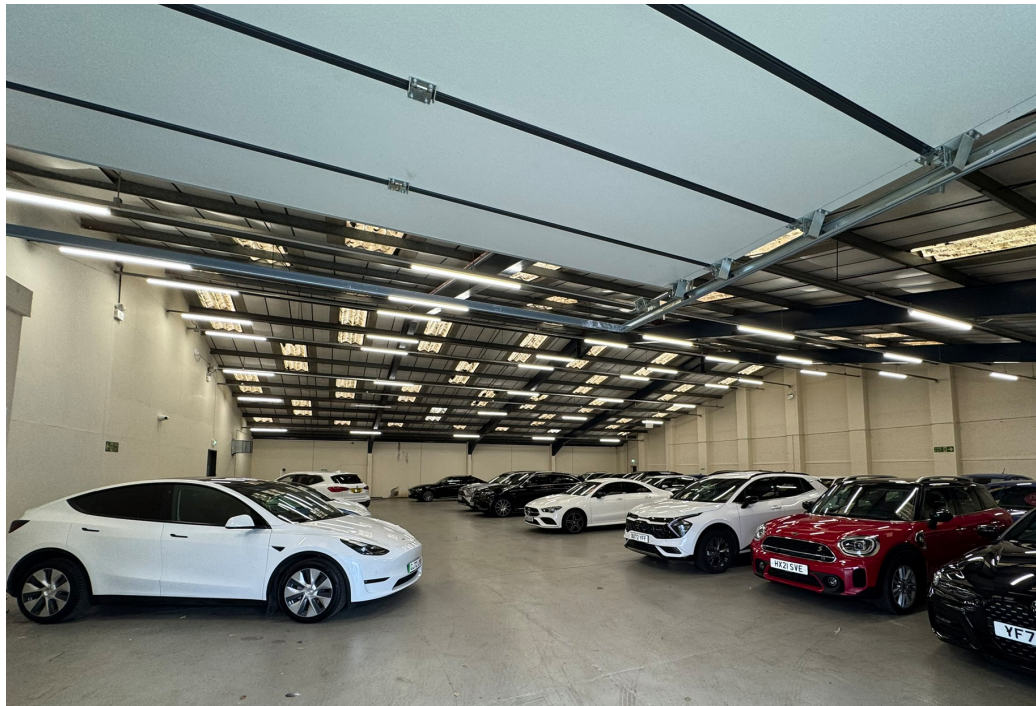
- Surrounded by a variety of local businesses and services. Nearby occupiers include Rolling Homes, Boys and Bowden, RC Motors, Severn Hospice Furniture Store, Curtain Call Studios, Jarvis Scaffolding, Dale House Car Sales, and GMC Motor Homes.
- Prominent position fronting onto Ennerdale Road and just 2.5 miles north of Shrewsbury town centre, 1 mile from the A5 bypass, offering convenient access for staff and distribution.
- Excellent wider connectivity to Telford, Oswestry and Mid Wales with direct access to A49 and A5, linking to the M54/M6 motorways.
- Positioned in a town of historic relevance - Shrewsbury. The historic county town of Shropshire, is renowned for its strong local economy and thriving commercial sector.

The property's location offers superb connectivity, making it easily accessible for both staff and distribution, providing a strategic base for businesses looking to operate in a well-connected, dynamic environment.



Unit 1





Key Details

Rateable Value

Current Rateable Value

Unit 1 - £35,000

Unit 2 - £22,500

Prospective tenants are advised to verify the property's current rateable value and any business rates liability with the local authority, as figures provided are for guidance only.

Rent

Whole Site (Units 1 & 2): **£80,000** (eighty thousand pounds) per annum

Unit 1: **£37,000** (thirty-seven thousand pounds) per annum.

Unit 2: **£43,000** (forty-three thousand pounds) per annum

(rents are payable quarterly in advance)

VAT

All rents to be paid quarterly in advance by standing order and are subject to the payment of VAT.

Local Authority

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury, Shropshire, SY2 6ND



0345 678 9000



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Tenure

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

Services

Mains water, electricity, and drainage are understood to be connected to the property.

Prospective tenants should make their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

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.



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.

