FOR SALE

UNIQUE WORKSHOP/OFFICE PROPERTY WITH GENEROUS CIRCULAR YARD AND SURPLUS LAND



Shortwave A | Criggion Radio Station | Criggion | Powys | SY5 9BA

TSR
TOWLER SHAW ROBERTS

Location

The site occupies a convenient location on the outskirts of Criggion, a small village on the Shropshire and Wales border with good access to the main road networks via the A458 Shrewsbury to Welshpool trunk road.

The Village is located approximately 14 miles west of the County town of Shrewsbury and 8 miles east of Welshpool.

The property is located on Back Lane, just 0.5 miles off the B4393 being just 3 miles from the main A483. which provides the principal route between North and South Wales and provides direct links to Oswestry, Wrexham and Chester to the North, and Llandrindod Wells, Llanelli and Swansea to the South.

Description

The property comprises a distinctive former WWII radio station that has been refurbished to offer a versatile combination of expansive workshop accommodation, separate storage areas and contemporary office content, extending to approximately 12,199 sqft (1,133.28 sqm).

The main accommodation is arranged around a large, predominantly open-plan workshop which benefits from high ceilings, substantial natural lighting and roller shutter loading doors accessing the circular yard. Surrounding and adjoining the workshop are numerous dedicated storage rooms and modern office accommodation, finished to a modern specification, with staff welfare facilities.

Externally, the property benefits from a secure circular yard, together with on-site parking provision for staff and visitors. There is some additional surplus land which provides scope for additional yard space or additional buildings, subject to planning.

ACCOMODATION	Square Feet	Square Metres
Office & Staff Welfare Facilities	2,630	244.3
Workshop	5,560	516.5
Storage Accommodation	4,009	372.4
TOTAL	**12,199**	**1,133.2**

Site History

The site was originally constructed during WW2 as part of a larger transmitter site to be operated by the Ministry of Defence as a backup for the Rugby Radio Station. The site was one of 2 buildings constructed and was known at Shortwave A with a call sign of GBZ.

The site was later taken over by BT who operated the site on behalf of the MOD and was subsequently shut down in 2003. The site has since been re-developed to provide modern workshop accommodation whilst retaining some of the original character of the site.











GUIDE PRICE

Offers in the region of **£495,000** are invited for the freehold interest with benefit of vacant possession on completion.

LOCAL AUTHORITY

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828.

PLANNING

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

SERVICES

Mains water, electricity (including 3-phase) 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

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
Current Rateable Value – £22,750
Rateable Value from 1st April 2026 - £29,750

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.

ENERGY PERFORMANCE RATING

Energy Performance Certificate Rating: E 125

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We understand the Vendor has elected to charge VAT.

LEGAL COSTS

Each party are to be responsible for their own legal fees 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, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

Please contact:

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TSR
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