

FOR SALE (MAY LET)

TSR
TOWLER SHAW ROBERTS

NEWLY CONVERTED OFFICE/BUSINESS SPACE SET IN PLEASANT RURAL SETTING WITH ON-SITE PARKING



**UNITS 1-4
HALL FARM
EASTRIDGE VIEW
MINSTERLEY
SHROPSHIRE
SY5 0AA**

- Modern newly converted office/business space ranging from approximately 365-568 sqft (33.9-52.8 sqm) with the benefit of onsite car parking.
- Built to a high specification providing open plan accommodation with kitchenette and w.c. facilities, deemed suitable for a variety of uses, subject to planning.
- Convenient location on the outskirts of Minsterley on the B4499, approx. 7 miles from the A5 Bypass and 10 miles from Shrewsbury Town Centre.
- Units available on a freehold basis ranging from **£75,000-125,000**.
- The units are also available To Let on flexible terms. **Rent upon application.**

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The units occupy a pleasant rural location on the outskirts of the popular village of Minsterley situated within a new housing development currently under construction, with direct access from the B4499, just off the main A488 Shrewsbury to Bishop's Castle road.

Minsterley is a popular and expanding village situated approximately 11 miles south west of the County Town of Shrewsbury on A488 trunk road which offers good access to Mid Wales and the West Midlands conurbation.

Description

The units comprise newly converted business/office premises ranging from approximately 365-568 sqft (33.9-52.8 sqm) with the benefit of onsite car parking including EV charging points. The units are being fit out to a high specification including integral W.C and kitchenette facilities to provide flexible open plan accommodation, having energy efficient electric radiators.

The commercial units form part of a larger residential conversion/development site carried out by Shingler Homes and are considered suitable for a variety of uses, subject to planning.

Accommodation

	Sqft	Sqm
Unit 1	509	47.28
Unit 2	563	52.30
Unit 3	365	33.91
Unit 4	568	52.77

Services (Not Checked or Tested)

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

Rent/Guide Price

The units are offered For Sale with the benefit of vacant possession upon completion inviting offers in the region of:

Unit 1 – £100,000
Unit 2 – £110,000
Unit 3 – £75,000
Unit 4 – £125,000

The units are also offered To Let on flexible terms. **Rent upon application.**

Business Rates

To Be Assessed.



Energy Performance Rating

To Be Assessed.

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.

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/Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2025/ Amended October 2025

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 Tettenthall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

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."