

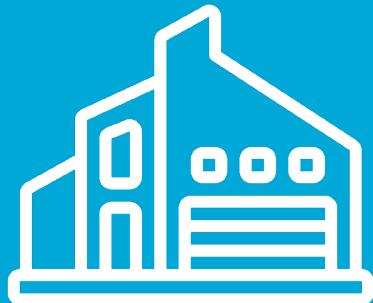


FOR SALE - BY INFORMAL TENDER – CLOSING DATE 5 SEPTEMBER 2023
FORMER STOURBRIDGE ROAD DEPOT, STOURBRIDGE ROAD, BRIDGNORTH, SHROPSHIRE, WV15 5AZ

KEY POINTS

7,263
SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



VARIOUS COMMERCIAL BUILDINGS

1.02
ACRES

TOTAL SITE AREA

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN EXCESS OF
£500,000
GUIDE PRICE
FOR SALE
BY
INFORMAL TENDER
CLOSING DATE
5 SEPTEMBER 2023

James Evans

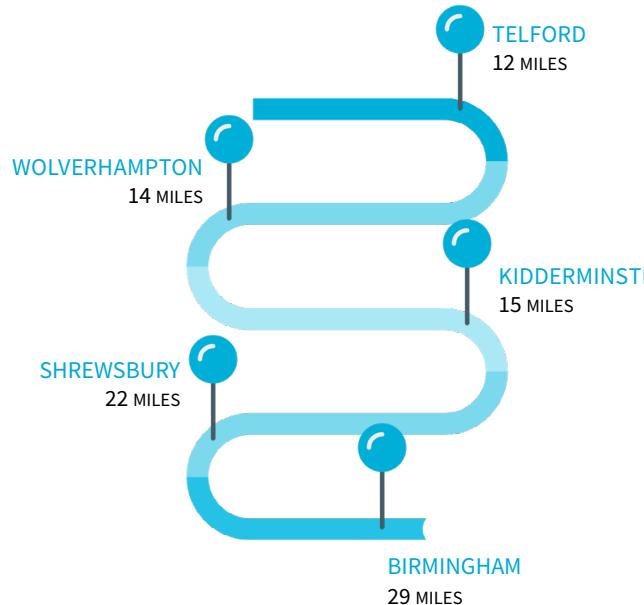
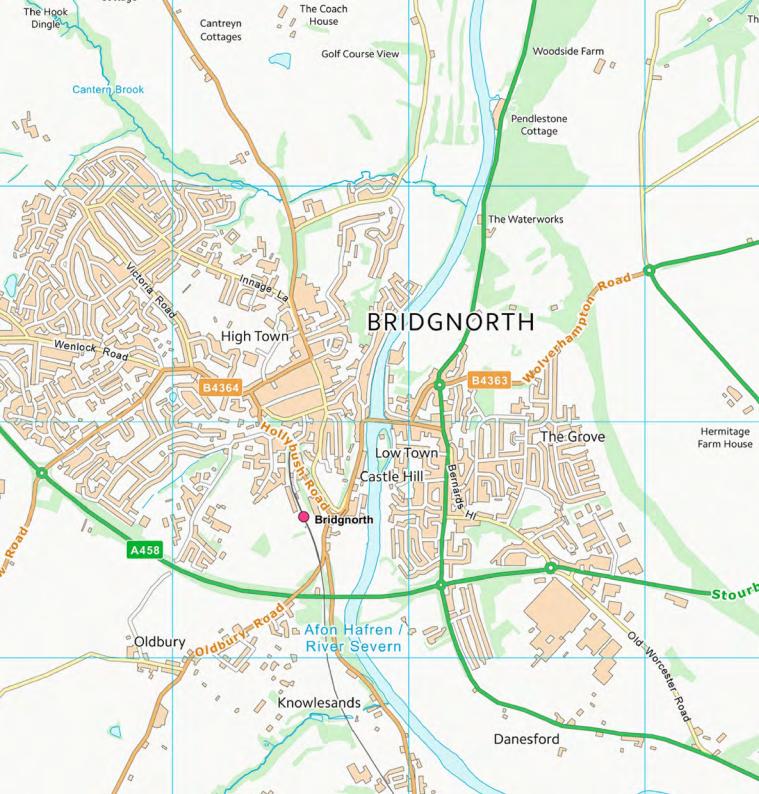
07792 222 028

james.evans@hallsgb.com

Commercial Department

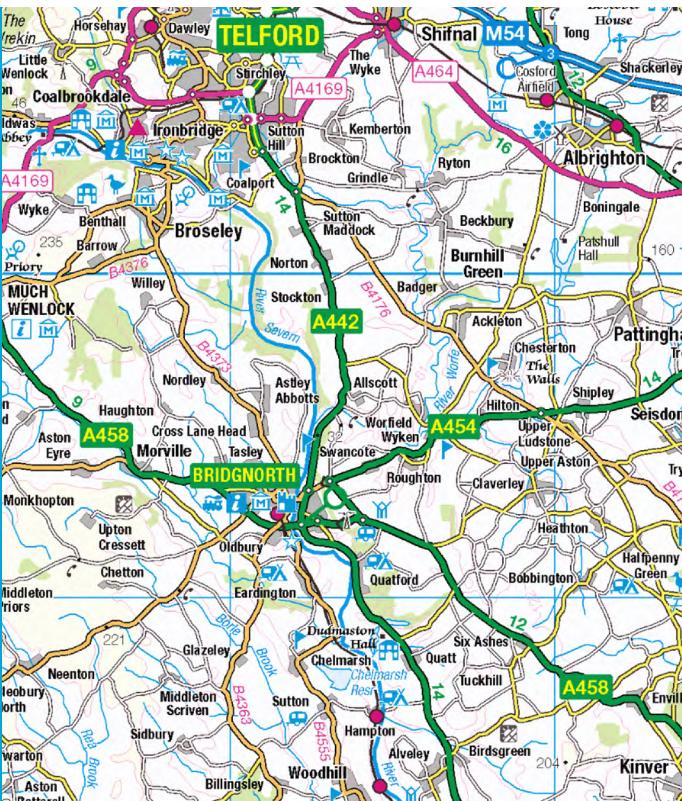
01743 450 700

commercialmarketing@hallsgb.com



12,079
BRIDGNORTH POPULATION

GOOD
ROAD
FRONTAGE



LOCATION

The property is prominently situated fronting onto Stourbridge Road and onto Old Worcester Road on the edge of the town of Bridgnorth. The property is located in an established commercial area where the surrounding occupiers include Craven Dunhill, SNG and Bridgnorth Aluminium.

The property is located approximately 1 mile from Bridgnorth town centre, where all local amenities are available.

The market town of Bridgnorth is located on the River Severn and the River splits the town into High Town and Low Town and is the third largest town in Shropshire by population.

Bridgnorth is a key crossing point of the River Severn. The A458 provides links west to Shrewsbury (22 miles) and east to Stourbridge (16 miles) and towards Birmingham (29 miles). The A442 heads north to Telford (12 miles) and South to Kidderminster (15 miles). The A454 provides a direct link east to Wolverhampton (14 miles).



OFFICES
1,550
SQFT

TOTAL GROSS INTERNAL FLOOR AREA

DESCRIPTION

The property comprises of a former council depot that provides a variety of commercial property structures together with a commercial yard area and the property provides a Total Site Area of approximately 1.02 acres (0.41 hectares).

The property is arranged as an office building that provides a Total Gross Internal Floor Area of approximately 1,550 ft sq (143.98 m sq), warehouse and stores with a Total Gross Internal Floor Area of approximately 4,368 ft sq (405.8 m sq) and an open sided stores structure with a Total Gross Internal Floor Area of approximately 1,395 ft sq (129.6 m sq).

The property benefits externally from a surfaced external area providing commercial yard and car parking and benefiting from access onto both Stourbridge Road and Old Worcester Road. The property would lend itself to a variety of commercial uses.



ACCOMMODATION

	M SQ	SQ FT
Offices	143.98	1,550
Warehouse/Stores	405.8	4,368
Open Sided Stores	129.6	1,395
	ACRES	HECTARES
TOTAL SITE AREA	1.02	0.41

ALL MEASUREMENTS ARE APPROXIMATE



TENURE

The property is offered for sale freehold with the benefit of vacant possession by informal tender.

The property will be offered for sale by Informal Tender. If you wish to make an offer, you must complete a Tender Form and return it to the office of the sole selling agent by no later than 12 noon on 5 September 2023. The tender should be in a sealed, and clearly marked "Tender- Former Stourbridge Road Depot " and marked FAO James Evans at Halls Commercial, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

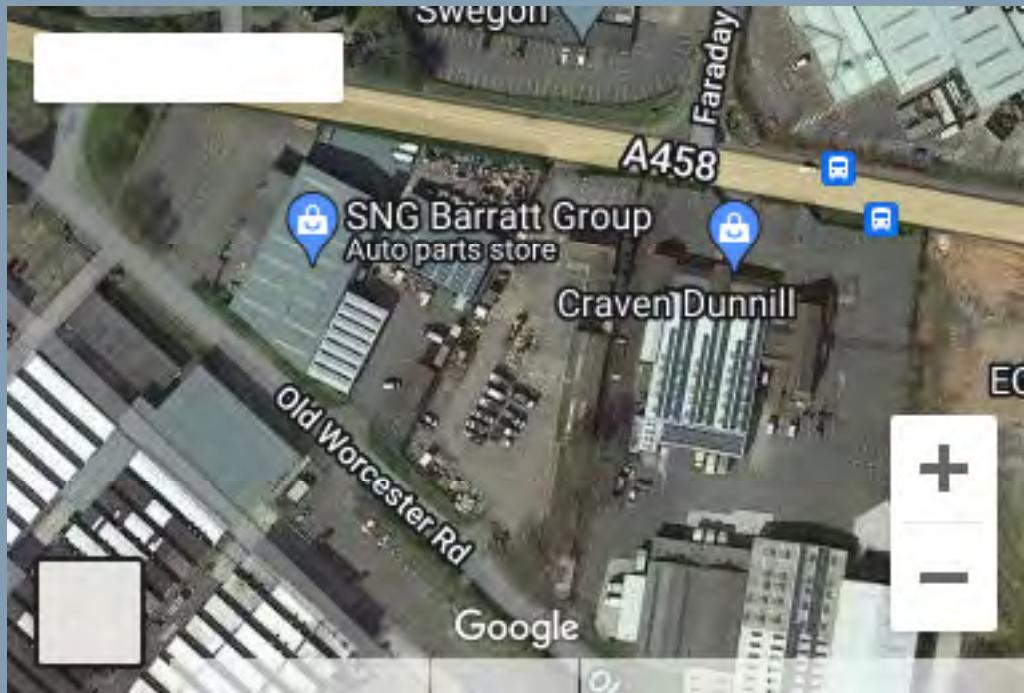
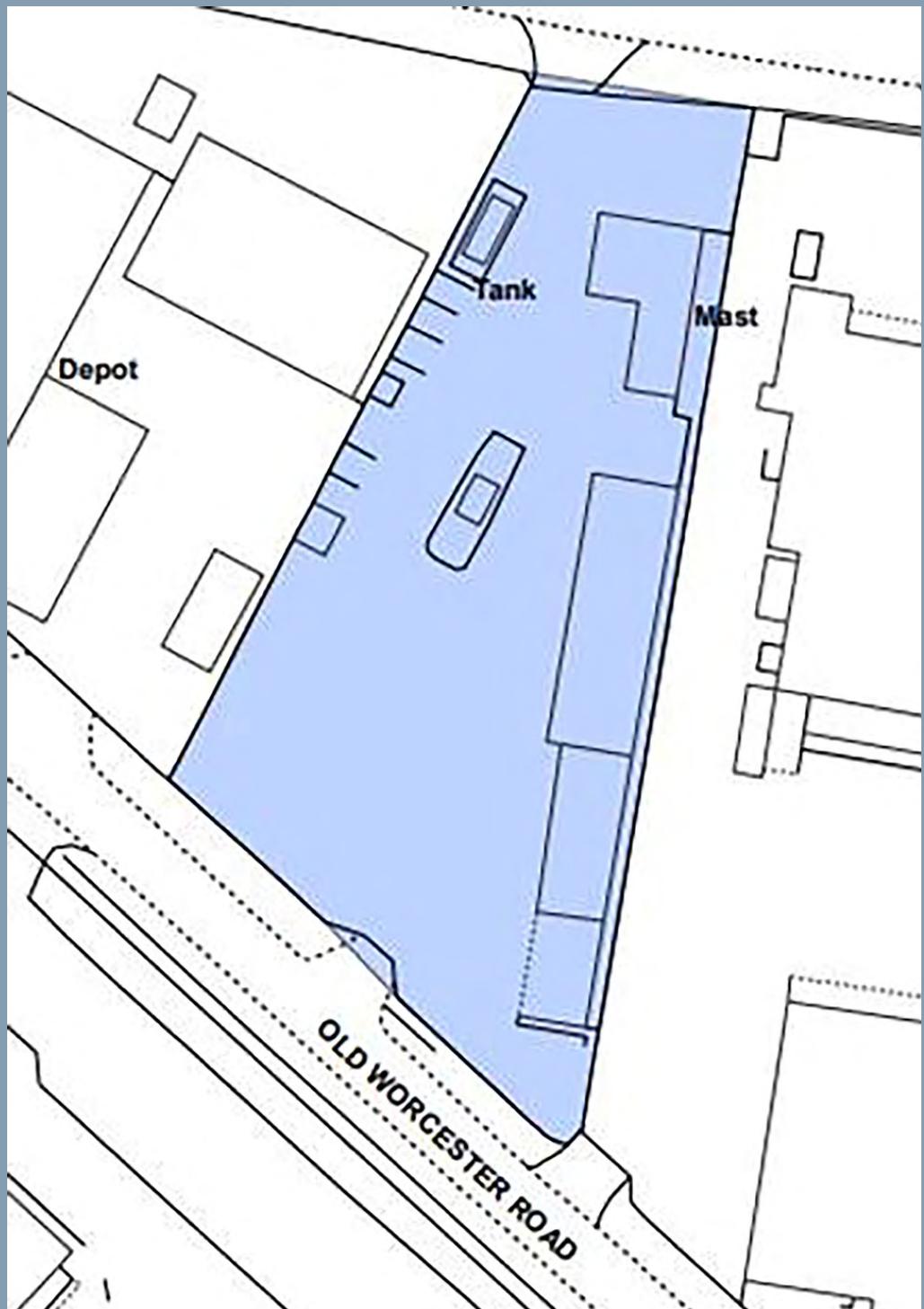
Tender forms can be obtained from the selling agents upon request from the following email addresses:

james.evans@halls gb.com

commercialmarketing@halls gb.com

The vendor does not undertake to accept the highest offer or indeed any offer. To avoid duplication of offers, it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted. The Vendor and their agent reserve the right to withdraw the property and vary the sale method if required and not accept the highest offer.





PLANNING

Prospective purchasers should make their own enquiries.

We understand that the property has planning consent for its commercial use falling within Use Class B of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested at the time of our inspection)

The property is understood to benefit from all mains services.

PRICE

Offers in excess of £500,000 (Five hundred thousand pounds) (Exclusive)

LEGAL COSTS

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

VAT

The property is understood not to be elected for VAT and therefore VAT will be payable.

RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATINGS
£18,500	£9,232	D- OFFICES D - WAREHOUSE

RATES

EPC - OFFICES

EPC - WAREHOUSE

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)



01743 450 700



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 over 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 over 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.