



# FOR SALE

Former Huws Gray Premises at March Way, Battlefield, Shrewsbury SY1 3JE



Sanderson  
Weatherall



## Location

The subject property is conveniently located on the northern side of March Way, at the end of the cul-de-sac within the Battlefield Enterprise Park in Shrewsbury.

The surrounding area is commercial in nature with a variety of industrial premises nearby. The property is approximately three miles north of Shrewsbury town centre.

There is easy access to the local road network, with the A53 and A49 junction less than one mile away, giving quick access to the A5 leading to the M54 and M6 motorways.



## Description

The property comprises a good specification modern semi-detached industrial trade counter property along with a large storage yard.

The property is of steel portal frame construction with metal profile sheet cladding with some brick and block walling to part. There are four level drive in access 'up and over action' sectional doors along with adjacent personnel doors. Windows are double glazed metal framed units with internal security grills.

Internally the property is arranged to provide a trade counter area and a warehouse area.

Within the trade counter area there is a mezzanine floor which creates partitioned offices, staff facilities and shop counter area below with storage above.

There are wall mounted electric convector heating in the office areas and suspended propane gas fired Ambi-rad heaters to the trade counter area.

Externally there is a secure concrete surfaced storage yard which is arranged over two levels connected by a concrete ramp, extending to approximately 0.299 ha (0.738 acres). The yard is securely palisade fenced.

## Accommodation

Description	Approximate Gross Internal Area	
	SQ M	SQ FT
Trade Counter	545.89	5,876
Trade Counter Mezzanine	75.29	810
Warehouse	538.15	5,793
<b><u>Total</u></b>	<b><u>1,159.33</u></b>	<b><u>12,479</u></b>

We understand that the site extends to approximately 0.407 ha (1.007 acres), giving a building site coverage of approximately 27%.



## Energy Performance

The property has an EPC rating of band C, with a score of 52 points.

## Rateable Value

The property has a 2023 rateable value of £78,500. The 2025-2026 amount payable is approximately £43,568.

## Tenure

We understand that the property is held long leasehold for a term of 999 years, subject to a peppercorn ground rent.

## Guide Price

£1,350,000, subject to contract.

## VAT

All amounts are quoted exclusive of VAT, which is payable in addition to the purchase price at the prevailing rate.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.







## Viewings

Viewing is strictly by appointment with the sole agents only.

For further information, please contact:

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