

TO LET

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY CAR SHOWROOM WITH SECURE YARD IN PROMINENT ROADSIDE LOCATION



**88B TRENCH ROAD
TRENCH
TELFORD
SHROPSHIRE
TF2 6PL**

- High quality car showroom with vehicle display and secure yard area.
- Versatile accommodation extending to approx. 3,784 sqft (354.62 sqm) with attractive glazed frontage, rear workshop and integral general office.
- Prominent roadside location in the central area of Trench with direct access to the main A442 trunk road leading to the M54 motorway.
- Considered suitable for a variety of uses subject to planning.
- Available To Let on a new Lease. Rent: **£40,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a prominent roadside location fronting Trench Road being a busy thoroughfare situated in a densely populated residential area of Trench, Telford. The property is located in an established mixed commercial and residential area close to all amenities.

Trench is a popular centre within the Telford conurbation and is situated approx. 2 miles north of Telford Town Centre and 2 miles from the M54 motorway with the County Town of Shrewsbury being approximately 12 miles to the west.

Description

Currently operating as a car dealership, this single storey property of steel portal frame construction provides high quality accommodation throughout extending to approx. 3,784 sqft (351.62 sqm) including a contemporary styled showroom with attractive glazed frontage, suspended ceiling with fitted spot lighting, tiled flooring and air conditioning.

In addition there is a rear workshop, office, file store, kitchenette and toilet facilities.

Externally the property boasts a yard to the side with secure gated entrance and front display sales area for 8 cars.

Accommodation

	Sqft	Sqm
Front showroom	2,131	197.95
Office	263	24.44
File store	37	3.47
Rear workshop	1,298	120.61
Kitchenette	55	5.15
Total	3,784	351.62

Tenure

The property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 5 yearly intervals.

Rent

£40,000 per annum exclusive, payable quarterly in advance.

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected/available with radiator central heating. Interested parties are advised to make their own enquiries with the relevant utility companies.

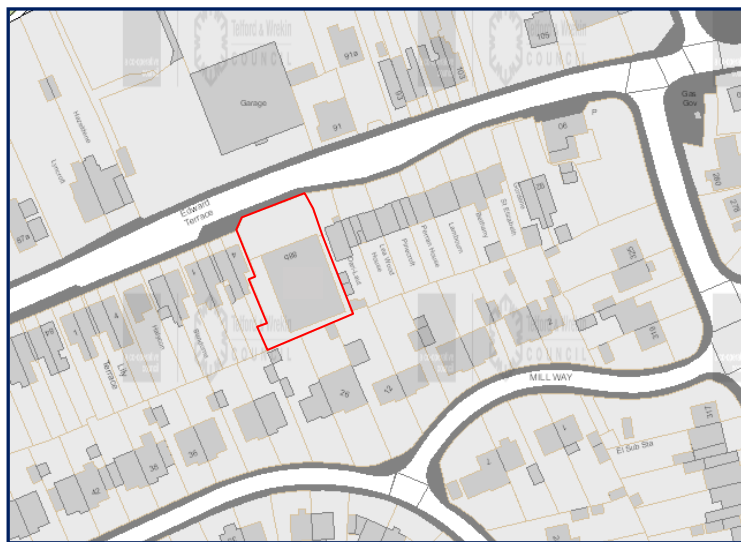
Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Car showroom and premises

Rateable Value – TBC

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.



For reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: D - 83

Planning

The property is currently operating as a car dealership and has an established Sui Generis Use within the Town & Country Planning (Use Classes) Order 1987. The property is considered suitable for a variety of commercial, leisure and/or retail uses subject to planning permission. Interested parties are advised to make their own enquiries to the Local Authority regarding their intended use.

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Landlord has not elected to charge VAT on the property at this present time.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 and also our Telford office – 01952 210222.

October 2019

TSR House

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Consumer Protection from Unfair Trading Regulations 2008

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