

TO LET/FOR SALE

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE SINGLE STOREY OFFICE/RETAIL UNIT WITH PRIVATE PARKING



**41C COTON HILL
SHREWSBURY
SHROPSHIRE
SY1 2DX**

- Attractive single storey office/retail unit extending in total to approx. 271 sqft (25.25 sqm) with private parking.
- Comprising ground floor office/shop with separate kitchenette and WC facilities.
- Convenient location within walking distance of Shrewsbury Town Centre.
- Available To Let on a new Lease. Rent: **£5,200** per annum exclusive.
- Offers in the region of **£75,000** are invited for the freehold interest.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location at the junction of Coton Hill and Berwick Road within walking distance of Shrewsbury Town Centre and the West Midlands Showground

Shrewsbury is the County Town and principle administrative Centre of Shropshire and is situated on the A5 by-pass which links eastwards to the M54 and M6 motorways and westwards to Oswestry and Mid Wales.

Description

The property comprises an attractive single storey office/retail unit with kitchenette and w.c facilities extending in total to approx. 271 sqft (25.25 sqm).

The property, which has been recently rewired and upgraded, benefits from vinyl flooring, LED lighting, electric heating and display window along with private car parking space at the rear.

Accommodation

	Sqft	Sqm
Office/Retail area	227	21.13
Kitchenette & w.c.	44	4.12

Total 271 25.25

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.

Lease/Rent

The property is available To Let on new Lease on terms to be agreed at a rent of **£5,200** per annum exclusive.

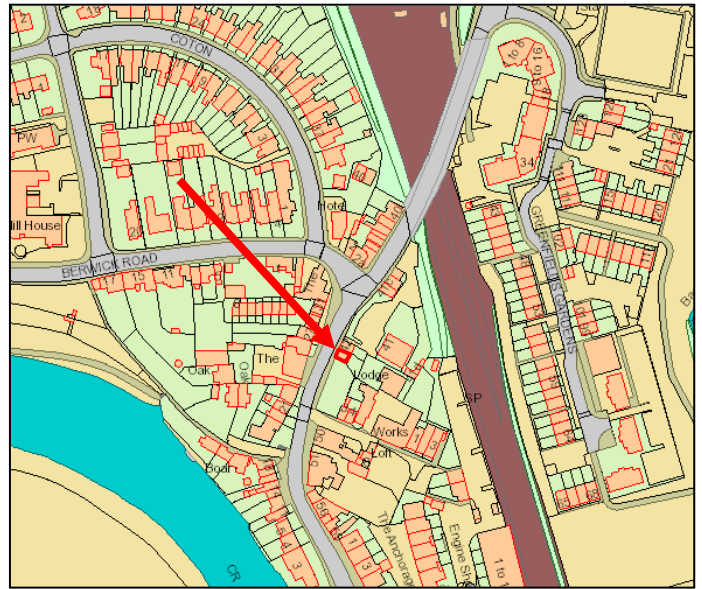
The property is also available For Sale inviting offers in the region of **£75,000** for the Freehold interest with vacant possession upon completion.

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 – Shop
Rateable Value – £2,550

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

We are advised that the property is exempt. For EPC rating purposes.

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

Each side is to bear their own costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has not elected to charge VAT on the property at the 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/Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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TSR House

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Also at

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Consumer Protection from Unfair Trading Regulations 2008

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