

FOR SALE / TO LET

TSR

TOWLER SHAW ROBERTS

SUBSTANTIAL COMMERCIAL BUILDING WITH TWO STOREY OFFICES & FORECOURT PARKING



**CARTMEL DRIVE
HARLESCOTT
SHREWSBURY
SHROPSHIRE
SY1 3TB**

- Substantial detached commercial premises extending to approx. 7,067 sqft (656.6 sqm) with offices and forecourt parking
- Versatile industrial/warehouse facility with good eaves height and front access loading door
- Located in popular and easily accessible location approx. 1 mile from the main A5 Shrewsbury By-pass
- Available For Sale inviting offers around **£315,000** for the Freehold interest or To Let on a new Lease. Rent: **£20,000** per annum exclusive

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Located fronting Cartmel Drive, the property is situated amongst a mix of commercial occupiers that include steel stockholders, motor trade and trade counter operators in an established industrial/commercial location approx. 3 miles north of Shrewsbury Town Centre and 1 mile from the A5 Shrewsbury By-pass.

Shrewsbury is the County Town and main administrative centre of Shropshire, strategically located at the intersection of the M54, A49 and A5 trunk roads approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a detached commercial unit which provides open plan production/warehouse accommodation with two storey cellular offices and staff facilities to the front.

In addition the property boasts a front access roller shutter door with gated forecourt car parking and loading facilities.

Accommodation

	Sq ft	Sq m
Warehouse	5,909	549.0
Two Storey Office (overall)	1,158	107.6
Total	7,067	656.6

Services (Not Checked or Tested)

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

Tenure

The property is available For Sale on a freehold basis, with vacant possession on completion. Alternatively, the premises are available To Let on a Tenants full repairing and insuring Lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Price / Rent

Offers are invited around **£315,000** for the benefit of the freehold interest with vacant possession.

£20,000 per annum exclusive, payable quarterly in advance.

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 – Factory
Rateable Value – £16,750.00

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

D (99)

Town Planning

We understand that the premises has the benefit of B1, B2 and |B8 Planning Permission for light and / or general industrial or storage and distribution purposes for the Town & County Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquires with Local Planning Authorities.

Local Authority

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

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

All costs/prices are subject to the prevailing rate if applicable.

Viewings

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.

March 2018, Amended April 2018

TSR House

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Also at

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Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

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Tel: 01902 421216 Fax: 01902 426234

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