

TO LET

TSR

TOWLER SHAW ROBERTS

WELL LOCATED TRADE COUNTER / WAREHOUSE PROPERTY WITH GENEROUS ONSITE PARKING AND EXTERNAL YARD AREA



**FORMER HOWDENS
PREMISES**

LANCASTER ROAD

SHREWSBURY

SHROPSHIRE

SY1 3LG

- Detached single storey trade counter / warehouse building extending to approx. 8,360 sqft (776.62 sqm) with generous forecourt car parking and secure storage yard area to the rear.
- Prominent roadside location within an established commercial / industrial area on the north side of Shrewsbury.
- Suitable for a variety of uses (subject to planning)
- Available on new lease. Rent: **£35,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent position fronting Lancaster Road in a well-established commercial/industrial location approx. 3 miles north of Shrewsbury Town Centre and 1 mile from the A49/A5 Shrewsbury Bypass. Occupiers in the immediate vicinity include a mix of retail, trade counter and motor trade operators including Arrow Point Retail Park, Cousins Furnishings and ATS Tyre Centre.

Shrewsbury is the County Town and main administrative centre of Shropshire and is strategically located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles south of Chester.

Description

The property comprises a detached single storey trade counter / warehouse building of steel portal frame construction with and flat roof addition to the front.

The property extends in total to approx. 8,360 sqft (776.62 sqm) providing a open plan showroom / trade counter area with separate office, staff toilets and kitchenette facilities with fitted window security shutters.

The rear warehouse comprises a large clear span area having an eaves height of approx. 5 metres with fluorescent strip lighting, concrete floor and manual roller loading door leading to a secure yard area at the rear.

The property has the benefit of generous customer car parking at the front with double security gates to either side of the building leading to the external storage yard at the rear.

The property occupies a site area of 0.53 of an acre or thereabouts.

Accommodation

| | Sqft | Sqm |
|------------------------------------|--------------|---------------|
| Front Showroom / Office | 914 | 84.87 |
| Inc. staff toilets and kitchenette | | |
| Rear Warehouse | 7,446 | 691.75 |
| Total | 8,360 | 776.62 |

Tenure

The property is available To Let on a new Tenant's full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

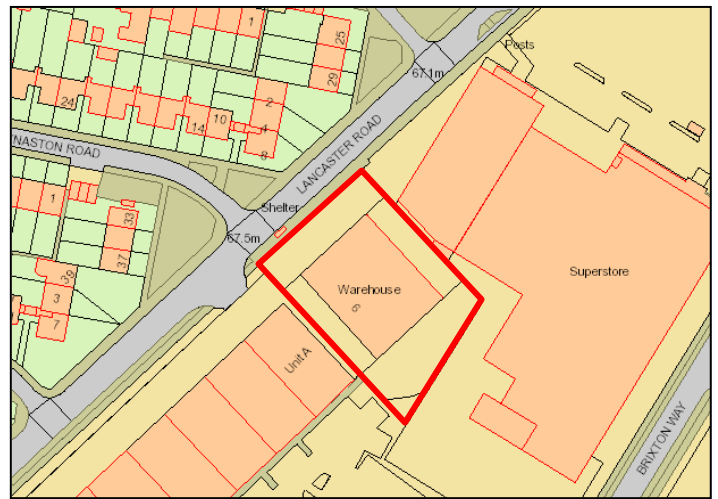
£35,000 per annum, payable quarterly in advance by Banker's standing order.

Energy Performance Rating

Energy Performance Rating: TBC

Services (Not checked or tested)

Mains water, electricity and drainage services are understood to be connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.



For Reference Only

Scale: Not to Scale

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 – Warehouse and premises
Rateable Value – £29,750

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 Planning Department regarding their intended use.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for the Landlord's reasonable legal costs in connection with the grant of the lease.

VAT

All costs/prices are subject to VAT in addition. We are advised that the Landlord has elected to charge VAT on the property.

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 prior appointment with the sole Letting Agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

June 2021

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

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

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that:

- These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract,
- Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy,
- No employer of Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and
- The reference to any plant, machinery, equipment, services, fixtures or fitting at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."