

TO LET

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY TRADE COUNTER/WAREHOUSE WITH SECURE REAR YARD AREA IN PROMINENT TRADE PARK



UNIT F, PLOT 15
VANGUARD WAY
BATTLEFIELD ENTERPRISE
PARK
SHREWSBURY
SHROPSHIRE, SY1 3TG

- Modern trade counter/warehouse premises with forecourt car parking and secure yard area to the rear.
- Versatile accommodation extending to approx. 3,724 sqft (346 sqm) with attractive glazed frontage, integral general office, WC and kitchen.
- Prominent location fronting Vanguard Way with neighbouring occupiers including: Dulux Decorating Centre, Euro Car Parts, Howdens and Rexel.
- Available To Let on a new Lease. Rent: **£25,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Forming part of the popular and ever expanding Vanguard Trade Park, the unit occupies a prominent roadside position with frontage to Vanguard Way within the principal commercial area of Shrewsbury approximately 2.5 miles north of the Town Centre.

Vanguard Park occupies convenient access close to the Shrewsbury Bypass with direct access to the A49 / A5 and M54 / M6. Vanguard Park is one of the the region's most successful trade parks having been established for more than 10 years with over 40 national, regional and local trade counter and showroom occupiers including VW, Howdens, Lockwell and Dulux Decorating Centre.

Description

This modern end of terrace trade counter/warehouse premises provides flexible accommodation extending in total to approx. 3,724 sqft (346 sqm) and an eaves height of approx. 7 metres.

The accommodation is finished to a modern high standard and comprises a large clear span warehouse/showroom with painted concrete floor, gas fired warm air heating and electrically operated roller shutter loading door with separate WC and kitchenette facilities.

The front section of the unit has been partitioned to create is a open plan reception area with integral office having suspended ceiling with inset lighting, perimeter trunking and an attractive glazed frontage.

Externally the property boasts generous forecourt car parking and large secure yard area to the rear.

Accommodation

	Sqft	Sqm
Total floor area	3,724	346
Total	3,724	346

Services (Not Checked or Tested)

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

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.

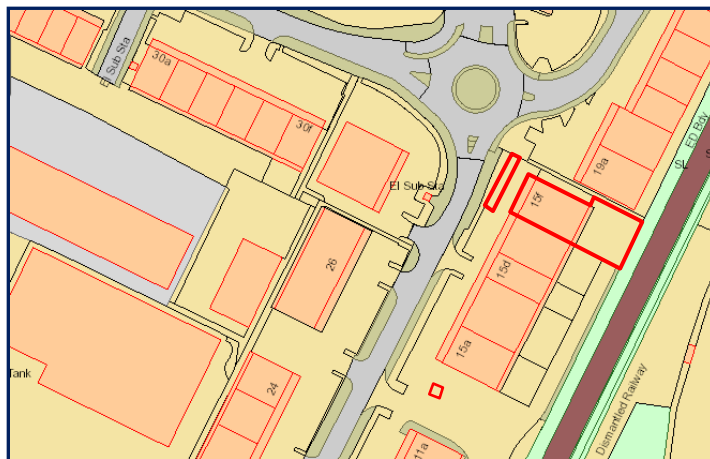
Rent

£25,000 per annum exclusive, payable quarterly in advance.

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal area of Plot 15. Further details are available upon request from the Letting Agents.

Energy Performance Rating - TBC



For Reference purpose 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 – £30,000

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

We understand that the Vanguard Trade Park has permission for B1 and B8 uses including vehicle sales and repairs and warehousing with 30% trade counter sales (based on the ground floor area of each unit). Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

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 exclusive of, but subject to, VAT if applicable. 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 appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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Important Notice

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