

FOR SALE

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE WELL SECURED INVESTMENT OPPORTUNITY WITH ADJOINING B1/D1 DEVELOPMENT SITE



**UNIT 1 AND PLOT 2
WEM PROFESSIONAL
CENTRE
OFF HIGH STREET
WEM
SHROPSHIRE
SY4 5JF**

- Unique investment opportunity with adjoining development site is available For Sale
- Comprising: Unit 1 – a single storey health clinic let to Shropshire Community Health Services NHS Trust, on a 5 year lease at a rent of £30,000 per annum exclusive.
- Plot 2 – an adjoining parcel of land extending to approx. 0.28 acres (0.12 hectares) with full planning permission granted for a single story office building for B1 and D1 use
- Convenient Town Centre location, forming part of the established Wem Professional Centre close to the High Street, public car park and Railway Station.
- Price Guide: Offers in excess of **£495,000** are invited for the freehold interest with vacant possession of Plot 2 and subject to the Tenancy of Unit 1

Call 01743 243900
www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient location within the centre of Wem and forms part of the established Wem Professional Centre. Located just off the main High Street, the property is accessed via the Town's main public car park whilst neighbouring the Co-operative Supermarket and Post Office as well as small parade of local retailers.

Wem is an attractive Market Town set in the heart of North Shropshire accessible via the B5063, B5065 and B5476 being approximately 2 miles west of the main A49 trunk road providing access to Shrewsbury and Telford to the south and Whitchurch and Wrexham to the north.

Description

The property comprises two individual parts, one being a detached single storey health clinic and the other being a development site adjoining.

Unit 1 – The property comprises a single storey commercial building of traditional brick construction extending in total to approx. 3,580 sqft (332.6 sqm).

Currently let and operating as a health clinic the property further boasts a private landscaped area with access to the shared central car park.

Plot 2 – Adjoining Unit 1, Plot 2 is a development site which comprises a level and regular in shape parcel of land extending in total to approx. 0.28 acres (0.12 hectares).

The site is undeveloped with the exception of a concrete base and services connection. It benefits from full planning permission granted (February 2004) for the erection of a single storey office building for B1 and D1 use. Ref: N/03/1203/WU/103 which has been implemented as a result of the above.

Further information can be obtained from the selling agents upon request.

Accommodation

	Sqft	Sqm
Unit 1	3,580	332.6
Plot 2 – Proposed new build	2,985	277.31
	Acres	Hectares
Plot 2 – Overall site area	0.28	0.12

Services (Not Checked or Tested)

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

Tenure

The property is understood to be of freehold tenure and is offered for sale with the benefit of vacant possession of Plot 2 and subject to the following tenancy for Unit 1:

Tenant	Demise	Lease Term	Rental Income
Shropshire Community Health Services NHS Trust	Unit 1, Wem Professional Centre	5 years from 29 th September 2018 on a Tenants FRI basis Tenant only break option – 28 th September 2021	£30,000 per annum exclusive

Guide Price

The property is offered For Sale inviting offers in excess of **£495,000** for the freehold interest with vacant possession of Unit 2 upon completion and subject to the existing tenancy of Unit 1.

Offers will be considered for the investment property and development site separately.

TSR House

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

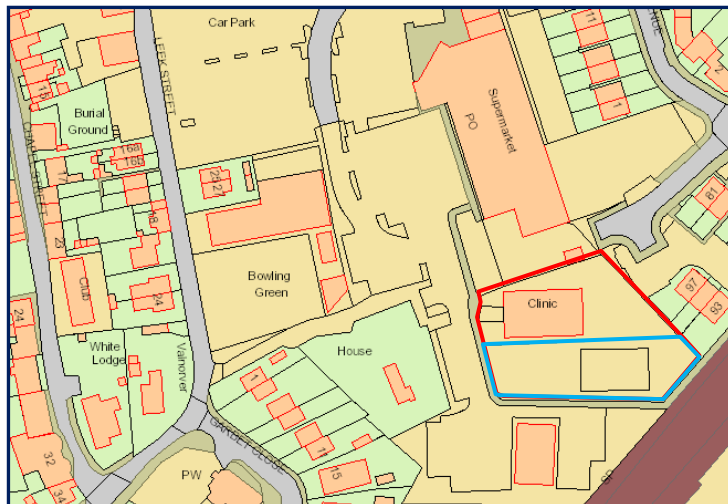
Also at

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

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For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: **Unit 1 – C (59)**

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 – Health centre and premises

Rateable Value – £21,250

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 Unit 1 has established planning for health care services within Class D1. Plot 2 has full planning consent for Use Classes B1 and D1 of the Town & County Planning (Use Classes) Order 1987. We understand that the property is located within Wem Town Centre Conservation area. Interested parties are recommended to make their own enquiries to 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 party are to be responsible for their own legal costs incurred in this transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Vendor 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 Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900. October 2018

Consumer Protection from Unfair Trading Regulations 2008

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