

# FOR SALE/ TO LET

# TSR

TOWLER SHAW ROBERTS

## PROMINENTLY LOCATED COMMERCIAL OPEN STORAGE YARD



### SITE AT

LEVENS DRIVE/ ENNERDALE  
ROAD

HARLESCOTT

SHREWSBURY

SY1 3TQ

- Prominent corner location within an established commercial/industrial area approx. 3 miles from the Town Centre and 1 mile from Shrewsbury By-pass.
- Site area extending to approx. 0.64 acres (0.26 hectares) or thereabouts.
- Secure commercial open storage yard with palisade fencing.
- Guide Price: **£395,000** for the Freehold interest / Rent: **£20,000** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

Situated at the junction of Levens Drive and Ennerdale Road, the site occupies a prominent corner position in an established commercial/ industrial location approx. 3 miles north of Shrewsbury Town Centre and 1 mile from the A5 Shrewsbury By-pass. Occupiers in the immediate vicinity include a mix of motor trade, trade counter and Industrial / Commercial operators including Thrifty Car and Van Hire, Greenhouse Van Centre, Volkswagen Body Shop and Boys and Boden.

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

## Description

Formerly known as the Grange Centre, the site now provides a secure level commercial open storage yard with hardcore surface and palisade fencing extending to approximately 0.64 acres (0.26 hectares) or thereabouts.

## Accommodation

Site Area                      **0.64 acres**                      **0.26 hectares**

## Services (Not Checked or Tested)

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

## Tenure

The property is available for purchase inviting offers in the region of **£395,000** for the freehold interest with the benefit of vacant possession upon completion.

The property is also available To Let on a new three year Lease or multiples thereof subject to three yearly upward only rent reviews on a Tenant's full repairing and insuring basis at a rent of **£20,000** per annum exclusive payable quarterly in advance.

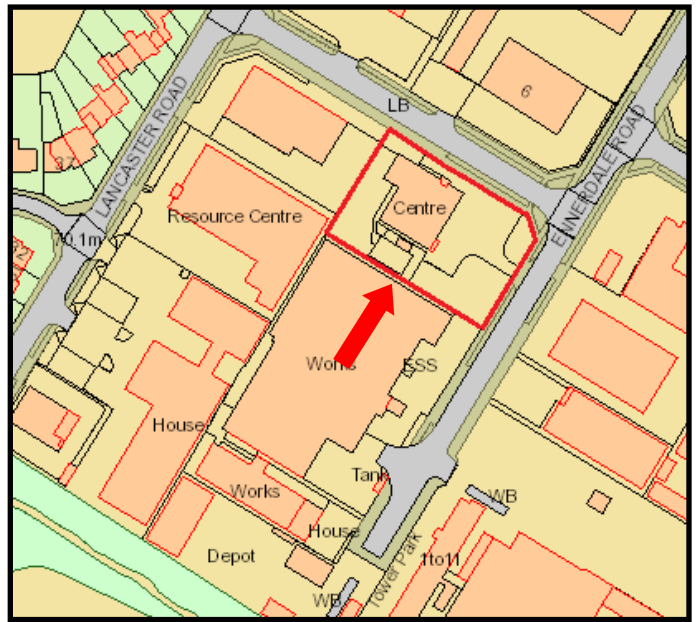
The Lease is to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## 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 – Land used for storage and premises  
Rateable Value – £9,100

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

## Planning

We understand the property has an established planning use for B1 (Light Industrial) and/or Class B8 (Storage or Distribution) purposes of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Local Authority

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

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable 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 Vendor has elected to charge VAT on the property.

## Viewing

Strictly by prior appointment with the sole Selling/Letting Agents Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243 900.

November 2018

## 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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## Consumer Protection from Unfair Trading Regulations 2008

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