

Selection of New Instructions week ending January 20th, 2012

## Shrewsbury Office

### Unit 5 Ddole Road Enterprise Park, Llandrindod Wells, Powys, LD1 6DF

- Versatile Commercial Premises of approx. 2,691 sqft (250 sqm) on a self contained site of 1.1 acres (0.4 hectares)
- Well located on the Ddole Road Industrial Estate situated a short distance from the Town Centre and the A483 and A4081 Trunk Roads
- Premises provide a mix of office, workshop and storage accommodation with scope for further expansion/development on the site
- Guide Price: £100,000



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### Unit 5 Lancaster Road, Harlescott, Shrewsbury, SY1 3LG

- Approx. 3,100 sqft (288 sqm) of modern trade counter premises
- Prominent roadside frontage in established commercial /industrial location
- Providing showroom/reception, office/staff facilities and warehousing facilities
- Forecourt parking and rear loading/delivery yard
- Suitable for a range of commercial/trade counter uses
- Rent: £15,000 pax



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### Sitka House, Shrewsbury Business Park, Shrewsbury, SY2 6LG

- Ground floor suite extending to 2,297 sqft (213 sqm) with 8 parking spaces
- Property has been recently refurbished to an excellent specification to include LG 7 category lighting, passenger lift, comfort cooling/heating system and perimeter trunking
- Situated amongst a mix of professional occupiers within close proximity of the A5 Trunk Road and M54 Motorway
- Rent: £30,000 pax



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### Park House, 38a Abbey Foregate, Shrewsbury, SY2 6BL

- Attractive double fronted freehold office premises with parking of approx 2,063 sqft (192 sqm) over 4 floors
- Situated within a mix of commercial and residential occupiers, close to Shrewsbury Town Centre and a short drive from the A5 trunk road and M54 motorway
- Well presented and modernised accommodation offering versatile office space with 6 on site car parking spaces
- Guide Price: £265,000



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### Old Station Yard, Station Road, Hadnall, Shropshire, SY4 3DD

- Freehold premises providing Retail Showroom, Office and Warehouse accommodation on secure site
- Extending to 15,393 sqft (1,430 sqm) with additional mezzanine 6,758 sqft (628 sqm)
- Property benefits from an element of retail showroom with planning permission
- Located in a pleasant rural location approx. 6 miles from Shrewsbury Town Centre and 3 miles from Battlefield Enterprise Park, just off the main A49 Trunk Road
- Available Freehold: £750,000 (May Let)



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## Telford Office

### 67 High Street, Madeley, TF7 5AU

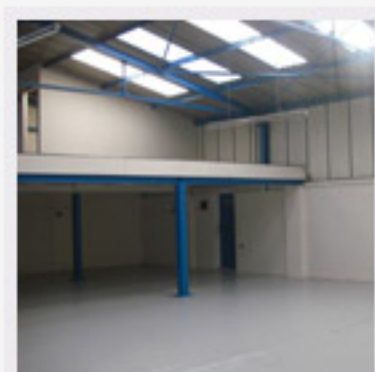
- 3 storey former office property of approx. 3,318 sqft (308 sqm)
- Located in the Town Centre with roadside frontage to High Street
- Suitable for retail or a range of alternative uses (subject to planning)
- Private parking for approx. 13 cars at rear
- Offers in the region of £155,000



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### Unit 3, Gower Street, St Georges, TF2 9HW

- Trade Counter/Commercial Unit of approx 1,991 sqft (185 sqm)
- Mezzanine of approx. 1,002 sqft (93 sqm)
- Well located within easy reach of A442/M54
- Fully refurbished and ready for immediate occupation
- Rent: £9,000 pax



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## Wolverhampton Office

### 2 Hagley Road, Halesowen. B63 4RG

- Retail Premises premises at edge of Town Centre of approx. 585 sqft (54 sqm)
- Busy and prominent position adjacent to Estate Agents and Solicitors
- Refurbished to a good standard
- Rent: £12,000 pax



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## Press Release

16 January 2012

### Busy Retail Market – by Richard Bache

The Wolverhampton Office of Towler Shaw Roberts reports that the retail sector in which they are active has been busy, with several sales and lettings having taken place during 2011.

Richard Bache, Head of Agency at the Wolverhampton Office, commented "The level of activity in the retail sector has been remarkable particularly in light of the current economic situation. Clearly there have been some major casualties on the High Street, however the demand for retail premises in outlying areas and local parades has held firm".

We have had some good results from our marketing in Albrighton where we have let no less than four shops, including one restaurant, a takeaway, hairdresser and charity shop.

Willenhall has also been a hot-spot for us where we let 7 Stafford Street as a cafe, 54 Wolverhampton Street as a barber shop and 89 Stafford Street as a drop-in-centre for Fibbersley Park Children's Centre. The latter was then sold as an investment showing a 10% yield.

In Bilston we sold the investment of No. 7 along with the adjoining vacant No. 5 High Street. No. 7 producing £6,000 per annum and a similar estimated rental value of No. 5, the property was sold for £160,000.

As well as several lettings in the Wolverhampton area we have also recently completed the letting of 208 High Street, Dudley where Speedy Cash have taken a fifteen year lease at a commencing rent of £22,000 per annum, representing the first retail deal of 2012 for the Wolverhampton Office and the expectation is for many more throughout the year.

If you would like any advice on retail or any other type of property in Wolverhampton and the Black Country please contact Richard on 01902 390 832 or 07966 935 050 or by email [richard.bache@tsrsurveyors.co.uk](mailto:richard.bache@tsrsurveyors.co.uk).

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