

FOR SALE

TSR

TOWLER SHAW ROBERTS

CONVENIENTLY LOCATED RETAIL WAREHOUSE WITH VALUABLE CAR PARKING / EXPANSION LAND



**CAPITAL APPLIANCE
CENTRE**

CASTLE STREET

HADLEY

TELFORD

SHROPSHIRE

TF1 5RA

- Spacious retail / trade counter and warehouse premises extending to approx. 3,770 sqft (320.24 sqm) with extensive car parking / expansion land (subject to planning) to the side.
- Versatile accommodation providing spacious open plan showroom with integral office, w.c. and storage facilities.
- Total site area 0.31 acres (0.126 hectares)
- Occupying a convenient location adjacent to Lidl Supermarket and within 0.5 miles of the A442 Queensway dual carriageway.
- Offers in the region of **£450,000** are invited for the freehold interest with vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient and accessible location in Hadley close to the northern end of the A442 Queensway dual carriageway approximately 3 miles from Telford Town Centre and Junction 5 of the M54.

The property is situated within the established mixed commercial and residential area immediately adjacent to Lidl Supermarket with other occupiers in the immediate area including KFC, Morrisons Garage, Telford Auctions and Greenhouse Showroom.

Telford is the major commercial centre of Shropshire with an expanding population with the County Town of Shrewsbury situated 15 miles west and with access to the M54 motorway which provides a gateway to the M6, M5, M42 and M4 motorways.

Telford also benefits from an excellent train service with access to Wolverhampton in 24 minutes, Birmingham New Street in 49 minutes and London Euston in 2 hours and 18 minutes.

Description

The property comprises a modern detached single-storey retail showroom / warehouse unit providing flexible open plan accommodation extending in total to approx. 3,770 sqft (320.24 sqm) with generous car parking / expansion land to the side.

The accommodation is finished to a modern standard and comprises a large open plan showroom having an extensive glazed frontage with storage facilities at the rear.

The property has the benefit of suspended ceiling with inset lighting, vinyl tiled floor finish and gas fired warm air heating.

The property occupies a large regular shaped site extending to approx. 0.31 of an acre (0.126 hectares) and offers scope for a range of retail / trade counter or similar uses (subject to planning).

Accommodation

	SQFT	SQM
Front Showroom <i>With integral office and w.c.</i>	3,021	280.66
Rear Storeroom	749	69.58
Total	3,770	320.24

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

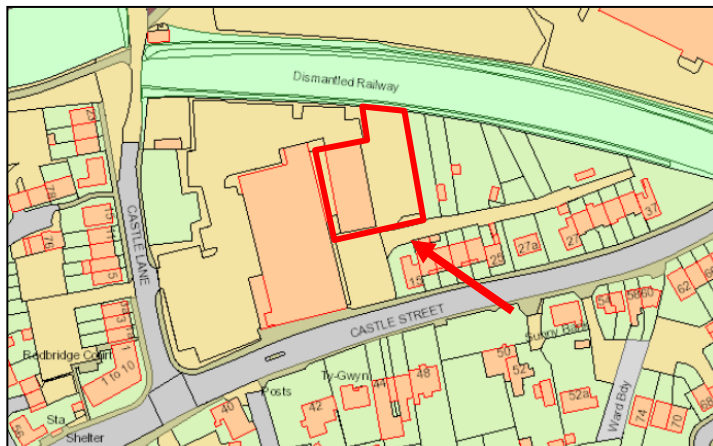
The property is of freehold tenure and is offered for sale by private treaty with vacant possession on completion. The property has the benefit of a right of way over the forecourt area for loading and access purposes.

Guide Price

Offers in the region of **£450,000** are invited for the freehold interest with the benefit of vacant possession.

Energy Performance Rating

Energy Performance Rating: C 53



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 – Shop and Premises
Current Rateable Value – £23,500
Rateable Value from 1st April 2023 - £23,500

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

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

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 Vendor has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

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.

March 2023

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: (i) 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; (ii) 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; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) 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 (v) The reference to any plant, machinery, equipment, services, fixtures or fittings 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."