

FOR SALE

TSR

TOWLER SHAW ROBERTS

MODERN WAREHOUSE UNIT IN ESTABLISHED INDUSTRIAL ESTATE LOCATION



UNIT 3
MONKMOOR
INDUSTRIAL ESTATE
SHREWSBURY
SHROPSHIRE
SY2 5TX

- Modern mid- terrace industrial/warehouse unit extending in total to approx. 2,832 sqft (263.12 sqm) including mezzanine storage and office area above.
- Well-appointed, versatile accommodation comprising large clear span warehouse area with roller shutter loading door, integral office, kitchenette and WC facilities with communal car parking/loading areas at the front.
- Occupying a sought-after location within the popular Monkmoor Industrial Estate with easy access to the A5 bypass and main road network.
- For Sale inviting offers in the region of **£225,000** 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 is situated on the popular Monkmoor Industrial Estate occupying a convenient location 2 miles north east of Shrewsbury town centre with good access to the main road network. Occupiers in the vicinity include Magnet, Huws Gray Building Merchants, Monkmoor Glass and other trade counter operators.

Shrewsbury is the County Town and Administrative Centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles North West of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a modern mid-terraced warehouse of concrete frame construction with profile sheet clad elevations beneath an insulated mono-pitched roof having painted concrete floor, roller shutter loading/access door and LED overhead lighting.

The property provides an open plan warehouse having a ceiling height of 6.2 m at the front with integral w.c and kitchenette facilities. The property also includes a separate mezzanine office and storage area with staircase access from the warehouse.

Communal car parking/loading areas are available to the front of the units.

Accommodation

	SQFT	SQM
Ground Floor Warehouse <i>Inc. Integral Kitchenette and WC Facilities</i>	2,405	223.48
Mezzanine Office & Storage	427	39.74
Total	2,832	263.12

Services (Not Checked or Tested)

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

Guide Price

Offers in the region of **£225,000** are invited for the freehold interest with the benefit of vacant possession.

Business Rates

To be reassessed.

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.

TSR House

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

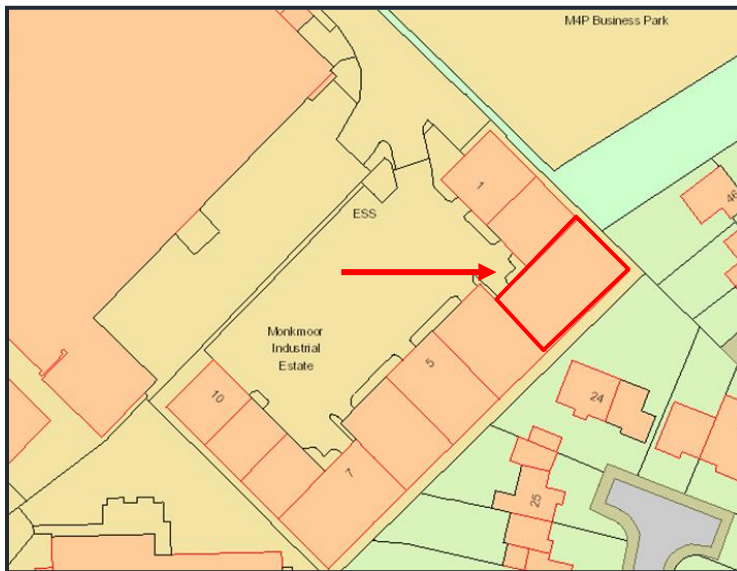
Also at

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 Rating: C 75

Planning

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

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. It is understood that the Vendor has not elected to charge VAT on the property.

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

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."