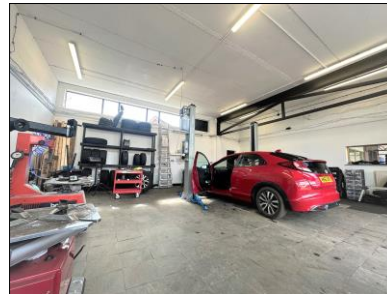
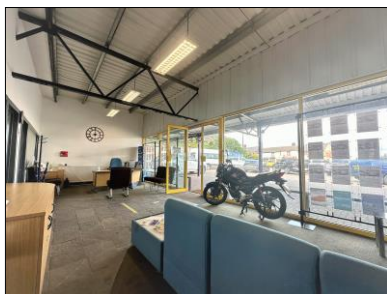


DUE TO RELOCATION TO LET

TSR
TOWLER SHAW ROBERTS

VEHICLE REPAIR WORKSHOP AND OFFICES WITH LARGE FORECOURT DISPLAY AREA IN PROMINENT ROADSIDE LOCATION



**OAK GARAGE
HEREFORD ROAD
BAYSTON HILL
SHREWSBURY
SHROPSHIRE
SY3 0DD**

- Well-appointed vehicle repair workshop and offices extending to approx. 2,773 sqft (527.59 sqm) with a total site area of approx. 0.29 acres (0.12 Ha)
- Large forecourt vehicle display area for circa 35 cars
- Versatile office accommodation of contemporary style with external canopy, kitchenette and wc facilities.
- Prominent and busy roadside location within close proximity of the popular Meole Brace Retail Park and the main A49 and A5 trunk roads.
- Available To Let by way of a Lease Assignment at nil premium.
- Current passing rent: £25,000 per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent location fronting the busy Hereford Road within the popular residential area of Bayston Hill, being on one of the main vehicular routes in to Shrewsbury Town Centre, the property is close to Meole Brace Retail Park, Dobbie's Garden Centre and the main A49 trunk road which provides direct access to the A5 and M54 motorway.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a detached, single storey vehicle sales, repair workshop and valeting centre extending in total to approx. 2,773 sqft (527,50sqm) with large forecourt vehicle display area for circa 35 cars.

The property provides two vehicle workshop areas with the main workshop having the benefit of glazed concertina entrance doors, tiled flooring and LED lighting.

The adjoining office/showroom accommodation is of contemporary style and has the benefit of an external canopy, large open plan general office/reception area with attractive fully glazed frontage, two cellular offices, kitchenette and toilet facilities.

The property lends itself for a variety of uses, subject to planning permission.

Accommodation

	Sqft	Sqm
Main Workshop	863	80.16
Workshop 2	368	34.23
Front sales office	442	41.09
Office 1	155	14.43
Office 2	139	12.95
Kitchenette	60	5.59
Canopy	743	69.07
Total	2,773	527.59

Overall site area approx. 0.29 acres (0.12 Ha)

Services (Not Checked or Tested)

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

Tenure

The property is held on Lease for a term of 5 years from 1st February 2020 on a Tenant's full repairing and insuring basis (limited by reference to a schedule of condition). The current passing rent is £25,000 per annum exclusive.

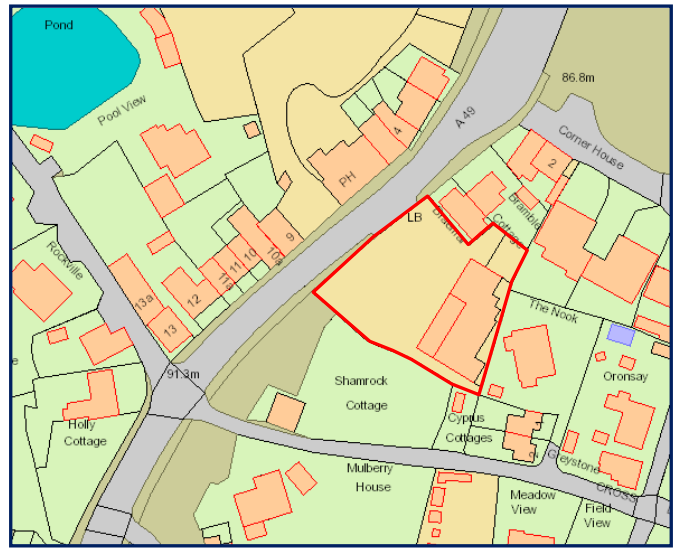
Assignment of the existing Lease is subject to the Landlord's prior consent. A subletting arrangement may also be considered.

Energy Performance Rating

Energy Performance Asset Rating: D 79

Local Authority

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



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 2023 Rating List as follows:

	Description	Rateable Value
Unit 1	Vehicle repair workshop and premises	£4,150
Valeting Centre	Workshop	£2,950

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 the Local Authority regarding their intended use.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Landlord has not elected to charge VAT on the property at this present time but retains the right to do so in future.

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 Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 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."