

TO LET / FOR SALE

TSR

TOWLER SHAW ROBERTS

MODERN WAREHOUSE/COMMERCIAL UNIT WITH ON-SITE CAR PARKING IN ESTABLISHED TRADE PARK LOCATION



**UNIT 6, HOTSPUR PARK
KNIGHTS WAY
BATTLEFIELD
ENTERPRISE PARK
SHREWSBURY
SHROPSHIRE, SY1 3FB**

- Modern warehouse/commercial unit extending in total to approx. 2,491 sqft (231.48 sqm) with generous forecourt car parking/loading area.
- Well-appointed accommodation comprising open-plan warehouse with roller shutter loading door, overhead lighting and toilet facilities.
- Occupying an excellent location within this principle commercial area of Shrewsbury with convenient access to the main A49 and A5 trunk roads.
- Available To Let on a new Lease at a rent of **£16,500 per annum** exclusive or For Sale inviting offers in the region of **£230,000** for the long leasehold interest with vacant possession.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Hotspur Park occupies a convenient location just off Knights Way within the popular and fast expanding Battlefield Enterprise Park, the main commercial and industrial area of Shrewsbury, approx. 3 miles north of the Town Centre. The premises are also conveniently located close to A49 trunk road and A5 Shrewsbury bypass which connects M54 and the national motorway network.

Shrewsbury is the County Town and Administrative Centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 50 miles north west of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

This modern end of terrace warehouse/commercial premises provides flexible open-plan accommodation extending in total to approx. 2,491sqft (231.48 sqm) and an eaves height of approx. 6.5 metres.

The accommodation is fitted out to a modern standard having overhead lighting, roller shutter loading door and w.c facilities.

Externally the property provides generous forecourt car parking and delivery area with convenient access from Knights Way.

A racking system is currently installed within the property which is available for purchase by separate negotiation.

Accommodation

	SQFT	SQM
Unit 6	2,491	231.48

Services (Not Checked or Tested)

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

Rent / Guide Price

The property is available To Let on a new Lease at a rent of **£16,500** per annum exclusive for a minimum term of 3 years or multiples thereof subject to 3 yearly upward only rent reviews on a Tenant's full repairing and insuring basis.

The property is also available For Sale inviting offers in the region of **£230,000** for the Long Leasehold interest with the benefit of vacant possession upon completion.

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 – Warehouse and premises
Rateable Value – £12,500

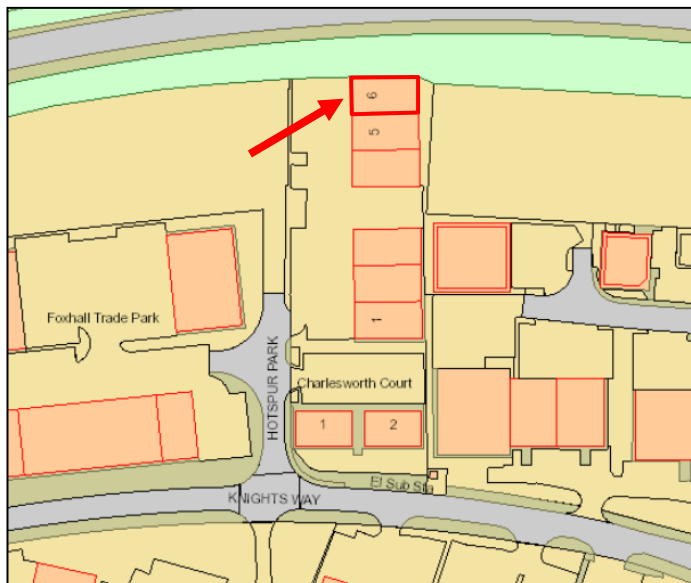
Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

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 Asset Rating: D (84)

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use of the accommodation.

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 connection with the grant of a Lease.

VAT

It is understood that the Landlord has 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 Letting / Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

June 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."