

TO LET

TSR

TOWLER SHAW ROBERTS

WELL- APPOINTED TRADE COUNTER/WAREHOUSE UNIT WITH SHARED REAR YARD AREA IN POPULAR TRADE PARK LOCATION



**UNIT A, PLOT 7
VANGUARD WAY
BATTLEFIELD ENTERPRISE
PARK
SHREWSBURY
SHROPSHIRE, SY1 3TG**

- Modern trade counter/warehouse premises extending to approx. 2,654 sqft (246.58 sqm) with forecourt car parking and shared rear yard area.
- Well-appointed accommodation providing contemporary style showroom, offices and rear warehouse facilities.
- Occupying a prominent elevated location fronting Vanguard Way within the popular Vanguard Trade Park with other occupiers including: Euro Car Parts, Howdens and Brandon Tool Hire,
- To Let by way of Lease Assignment at nil premium. Current passing rent: **£20,000** per annum exclusive. A new Lease may also be considered.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Forming part of the popular and expanding Vanguard Trade Park, the unit occupies a prominent roadside position with frontage to Vanguard Way within the principal commercial area of Shrewsbury approximately 2.5 miles north of the Town Centre.

The property is conveniently located close to the Shrewsbury Bypass with direct access to the A49 / A5 and M54 / M6.

Vanguard Park is one of the the region's most successful trade parks having been established for more than 10 years with over 40 national, regional and local trade counter and showroom occupiers including VW, Howdens, Euro Car Parts and Dulux Decorating Centre.

Description

This modern end of terrace trade counter/warehouse premises provides generous accommodation extending in total to approx. 2,511 sqft (233.34 sqm) with an eaves height of approx. 7 metres.

The building has been partitioned internally to provide contemporary style showroom with separate office rooms and internal walkway leading to the warehouse area to the rear having the benefit of a full height roller shutter loading door which provides direct vehicular access from the shared yard area to the rear.

Staff and customer car parking is located to the front of the unit.

Accommodation

| | Sqft | Sqm |
|--------------------|--------------|---------------|
| Reception/Showroom | 245 | 22.81 |
| Inner Hallway | | |
| Front Office 1 | 190 | 17.65 |
| Office 2 | 163 | 15.13 |
| Office 3 | 163 | 15.13 |
| General Office | 279 | 25.89 |
| Preparation Room | 199 | 18.5 |
| Rear Warehouse | 1,415 | 131.45 |
| W.C | | |
| Tea Point | | |
| Total | 2,654 | 246.58 |

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 premises are available To Let by way of an assignment of the current Lease for a term of 7 years from 9th August 2019 on a Tenant's full repairing and insuring basis. The current passing rent is **£20,000** per annum exclusive.

There is a service charge payable in addition for general maintenance of the communal estate areas. Further details are available from the Letting Agents on request.

Assignment of the existing Lease is subject to the Landlord's prior consent. A new Lease may also be considered on terms to be agreed.

Energy Performance Rating – D 91

TSR House

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

Also at

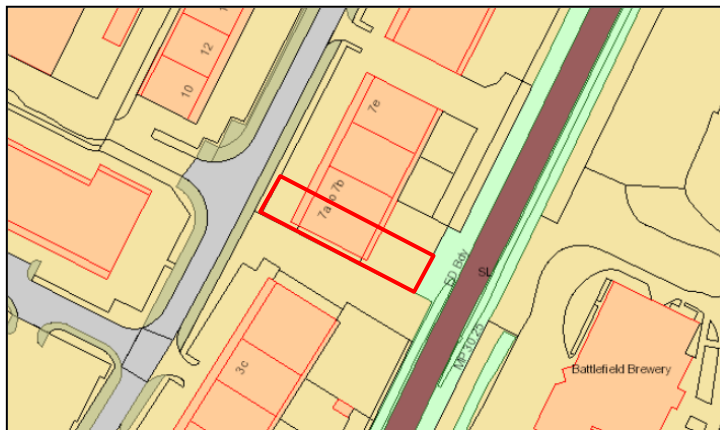
Unit 8, Hollinswood Court

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

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 – £18,000

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.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for the Landlord's legal costs in connection with the assignment of the Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised 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 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."