

TO LET

TSR

TOWLER SHAW ROBERTS

PROMINENT ROADSIDE SALES FORECOURT IN POPULAR LOCATION



**SITE AT FEATHERBED
LANE**

SHREWSBURY

SHROPSHIRE

SY1 4NN

- Open sales forecourt suitable for the display of approx. 15 vehicles extending to approx. 220 sqm
- Occupying a busy and prominent location, fronting onto Featherbed Lane situated amongst a variety of car showrooms
- Occupiers nearby include Rybrook Mini, Budgen Motors, Greenhous Nissan and a variety of other vehicle retailers
- Available To Let on a new Lease. **Rent upon application**

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The site occupies a prominent roadside location fronting Featherbed Lane in the heart of the main commercial/industrial area of Shrewsbury approximately 3 miles from the Town Centre.

The property is situated in an area of established car dealerships including Rybrook Mini, Peugeot and Citroen, with B & Q, Tesco Extra and McDonald's nearby.

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

Description

The site provides a level, surfaced sales forecourt being slightly elevated to the roadside. The forecourt can accommodate approx. 15 cars and extends to approx. 220 sqm with a shared right of access from Featherbed Lane.

Accommodation

	Sqm	Acres
Site Area	220	0.05

Services (Not Checked or Tested)

There are no services presently connected to the site. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on a new Lease on flexible terms.

Rent

Upon application

Business Rates

The property is to be reassessed for business rates upon completion of the new Lease. Interested parties are advised to make their own enquiries with the Valuation Office.

Planning

The site has previously been used a sales forecourt and parking. Interested parties are requested to make their own enquiries to the Local Authority regarding their intended use.



For Reference purpose only

Scale: Not to Scale

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 respect of the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243 900.

June 2023

Imagery: Google Earth/Shropshire Planning Portal

TSR House

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