

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## WELL LOCATED COMMERCIAL STORAGE YARD / DEVELOPMENT OPPORTUNITY



**COMMERCIAL YARD  
ADJACENT TO ROWAN  
HOUSE  
THE WYKE  
SHIFNAL  
SHROPSHIRE, TF11 9PR**

- Freehold Commercial Storage Yard extending to approx. 0.37 acres (0.15 hectares) or thereabouts.
- Occupying a convenient location just off the main A4169 approximately 1.2 miles south of Shifnal and 2.5 miles from Junction 4 of M54.
- Considered suitable for a variety of commercial uses or potential development opportunity (subject to planning).
- Currently let on a 3 year lease from 1<sup>st</sup> May 2022 at a rent of £2,400 per annum.
- Guide Price: Offers in the region **£65,000** are invited for the Freehold interest subject to and with the benefit of the existing tenancy.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The site occupies an elevated and convenient location approximately 1.2 miles south of Shifnal town centre with access from the A4169 trunk road.

The site occupies an pleasant semi-rural setting with good access to the main road network with Junction 4 of the M54 motorway being within approx. 2.5 miles to the north.

Shifnal itself is a popular residential commuter town supporting a wide range of amenities with good local schools and leisure facilities and having a main line railway station.

The town is well located to the larger industrial centres of Telford and Wolverhampton being approximately 5 miles and 12 miles respectively with good access to the M54 and the wider motorway network.

## Description

The property comprises a commercial storage yard extending to approximately 0.37 acres (0.15 hectares) with secure access from a shared driveway leading off the A4167.

The property is currently let as a builders' storage yard and offers scope for a variety of commercial uses or for potential residential development (subject to planning).

## Services (Not Checked or Tested)

There are no services presently connected to the site but we understand these are available in the immediate vicinity.

Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenant

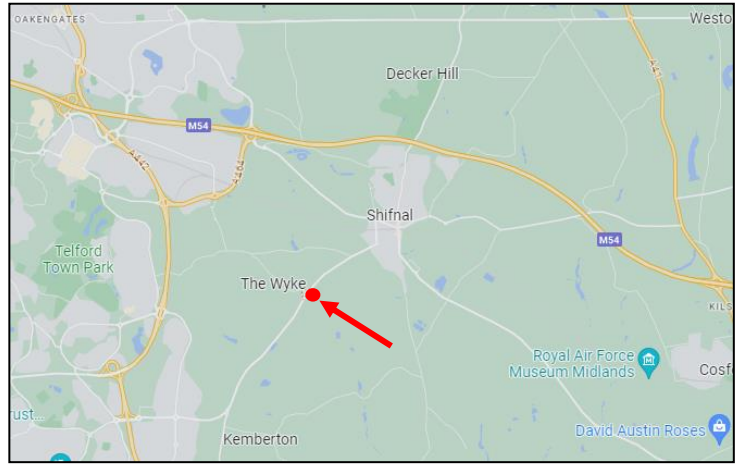
The property is currently let on a 3 year lease from 1<sup>st</sup> May 2022 at a rent of £2,400 per annum. Further details are available from the Selling Agents on request.

## Guide Price

The property is offered For Sale by private treaty inviting offers in the region of **£65,000** for the freehold interest subject to and with the benefit of the existing tenancy.

## Planning

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



For Reference purpose only

Scale: Not to Scale

## Business Rates

To be assessed.

## Local Authority

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

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has not elected to charge VAT on the property.

## Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

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

July 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

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