

FORMER MULLER ENGLAND PREMISES

FOR SALE

LUDLOW ROAD | CLEOBURY MORTIMER | SHROPSHIRE | DY14 8DT

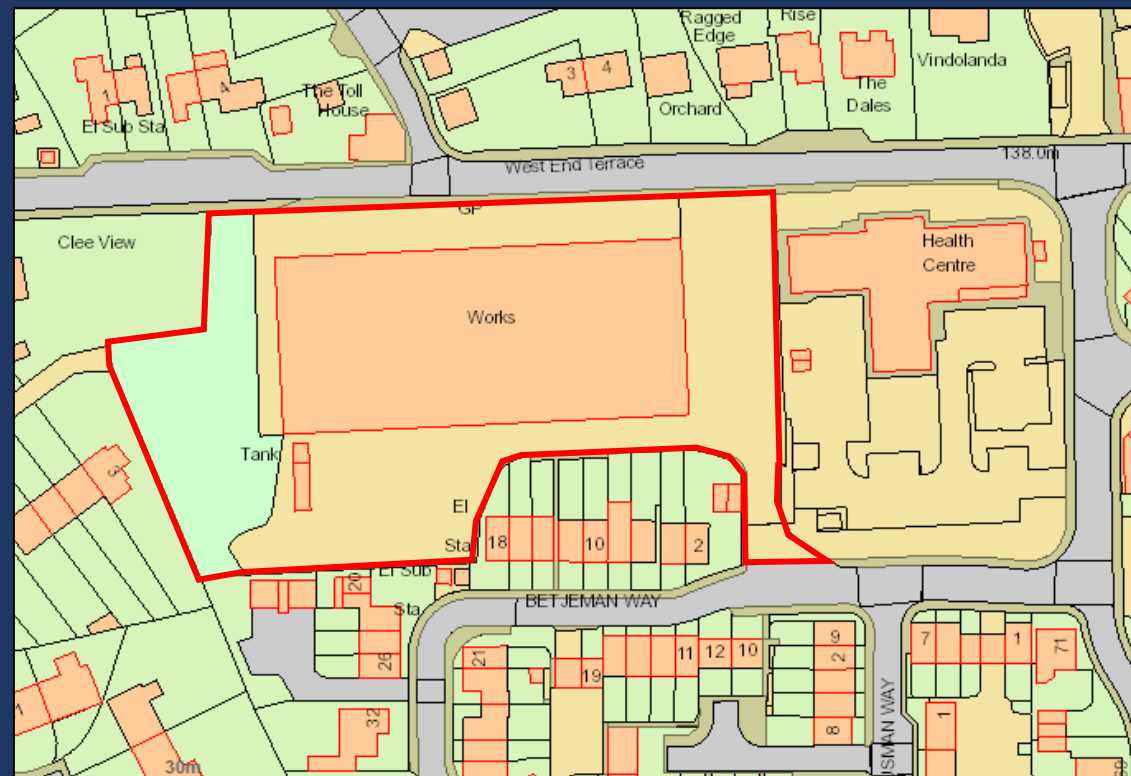


**MODERN PURPOSE-BUILT INDUSTRIAL/WAREHOUSE
PREMISES WITH LARGE SECURE YARD AREA IN
CONVENIENT LOCATION**

TSR
TOWLER SHAW ROBERTS

EXECUTIVE SUMMARY

- Large detached factory/warehouse unit extending to approx. 36,345 sqft (3,376 sqm) with integral offices, mezzanine storage and welfare facilities.
- Total site area of approx. 2.03 acres (0.82 hectares).
- Spacious secure yard with loading facilities and separate car parking.
- 24 Hour access.
- Considered suitable for a variety of commercial uses or as a potential redevelopment opportunity (subject to planning).
- Offers are invited in region of **£1.2 million** for the freehold interest with the benefit of vacant possession on completion.



For Reference purpose only

Scale: Not to Scale



LOCATION

The property occupies a convenient location fronting the main A4117 Ludlow Road a short distance west of the Cleobury Mortimer town centre. The property is set within a predominately residential area, being accessed from the newly developed Betjeman Way, with a modern and purpose-built Medical Centre located adjacent to the east.

Cleobury Mortimer is a popular market town in south-east Shropshire supporting a wide catchment area. The town stands on the main A4117 which connects to the wider road network in the area, with the larger towns of Ludlow and Bewdley being 11 miles to the west and 8 miles to the east respectively with the county town of Shrewsbury about 30 miles to the north-west.



DESCRIPTION

The property comprises a large purpose-built detached Factory/Warehouse premises, extending to approx. 36,345 sqft (3,376.6 sqm) with integral modern offices, storage and welfare facilities with generous on-site car parking and secure yard areas.

The warehouse comprises a clear span, steel portal framed unit, benefitting from an internal eaves height of approx. 7.2m, with an internally lined profile sheet roof incorporating translucent panels. The warehouse includes concrete flooring, with 2 roller shutter doors providing access to the external yard.

The offices have been fitted out to a modern standard, benefitting from carpeted flooring, double glazed uPVC windows and provide a useful mixture of open plan and private offices with kitchenette facility. The property also includes a welfare block, which provides male, female and disabled W.C facilities to serve the offices; and separate works toilets (male and female), works canteen and locker room.

The property includes a gravelled surfaced Staff and Visitor car park for approx. 20 cars, with an additional concrete/hardcore surfaced yard area serving the warehouse area.

The property has an overall site area of approx. 2.03 Acres (0.82 Hectares) or thereabouts.

The property lends itself to a range of industrial / commercial uses or alternatively as a potential redevelopment opportunity (subject to planning).

ACCOMMODATION

DESCRIPTION	FLOOR AREA (SQM)	FLOOR AREA (SQFT)
Offices/Welfare incl. male, female and disabled W.C's	459.1	4,942
Factory/Warehouse Area	2,579.0	27,749
Mezzanine Stores	339.6	3,654
TOTAL	3,376.6	36,345

SERVICES

We understand that mains water, electricity (including 3-Phase) and drainage services are connected to the property. Oil fired warm air heating is provided to the factory/warehouse area with separate oil-fired radiator central heating to the office and welfare accommodation.

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

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

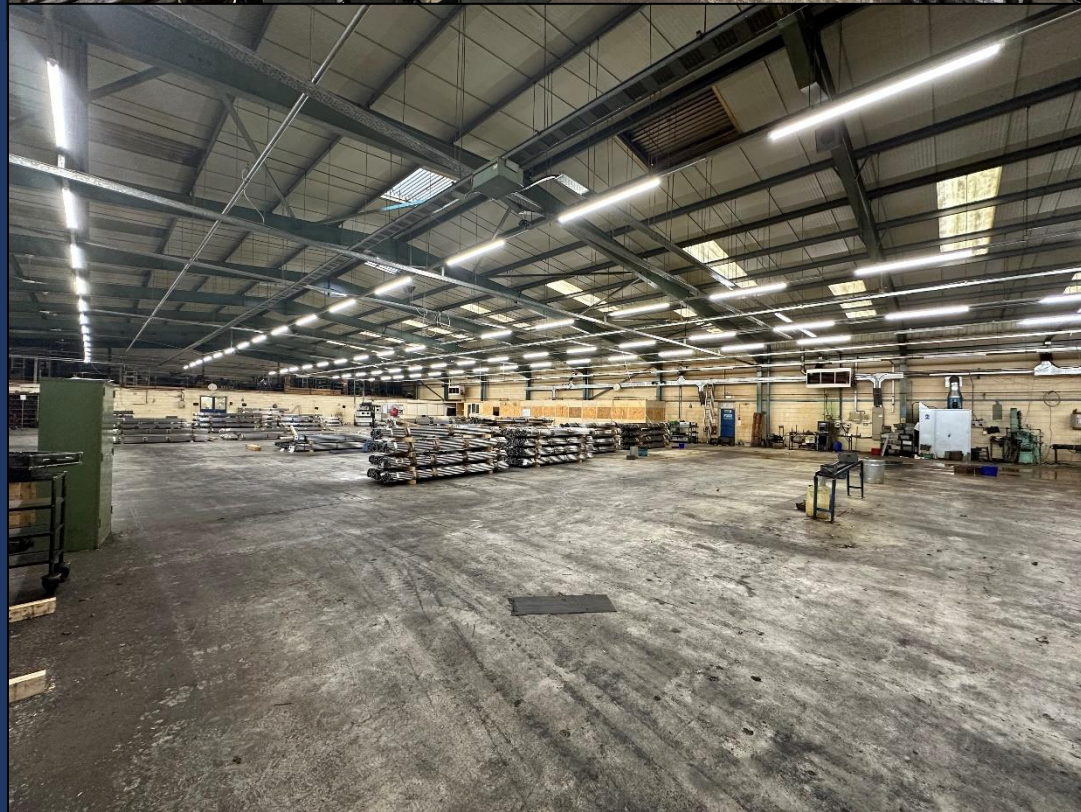
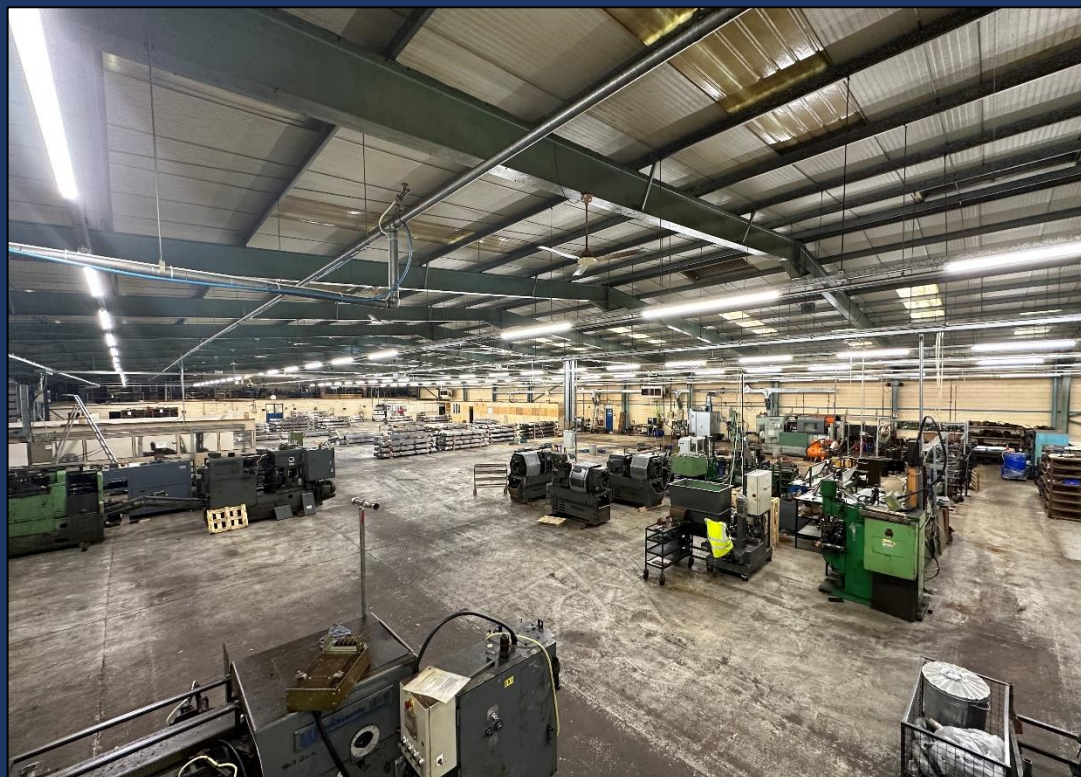
Description – Factory and premises

Rateable Value – £61,000

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.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: D 79



PLANNING

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

LOCAL AUTHORITY

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

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

VAT

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

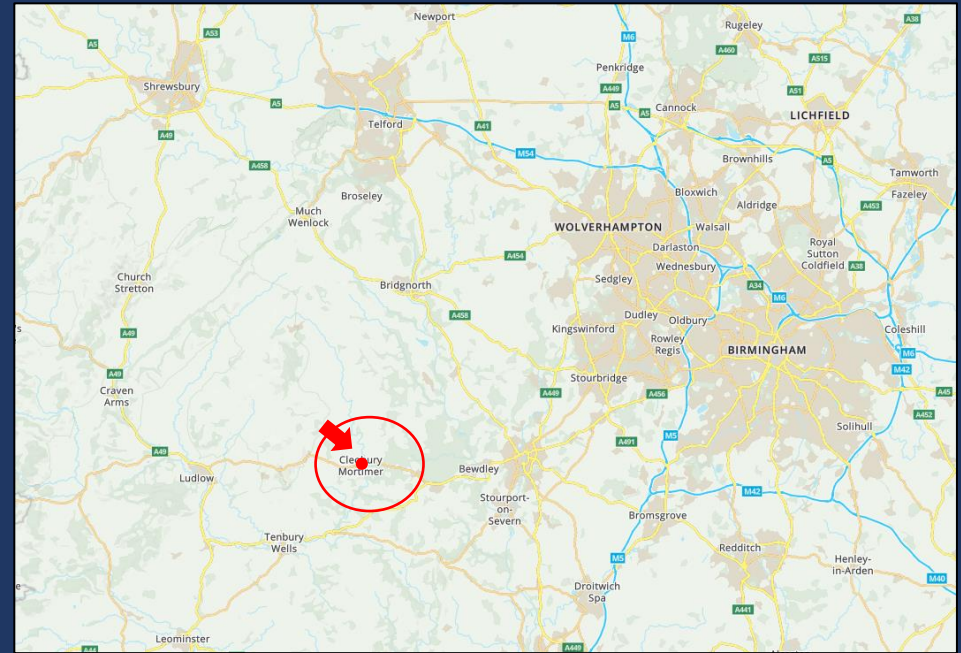
GUIDE PRICE

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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.

Image Source – Google Maps



VIEWING

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900

Toby Shaw

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July 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 purchases 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.”