

TO LET

(Due to Relocation)

TSR

TOWLER SHAW ROBERTS

WELL LOCATED TRADE COUNTER PREMISES WITH GENEROUS YARD AREA



**FORMER CAPITAL
APPLIANCE CENTRE**
CASTLE STREET
HADLEY
TELFORD
SHROPSHIRE
TF1 5RA

- Spacious trade counter premises extending to approx. 3,770 sqft (320.24 sqm) with extensive car parking/ yard area to side.
- Versatile accommodation providing spacious open plan showroom with integral office, w.c. and storage facilities with the added benefit of an extensive yard area to the side.
- Total site area 0.31 acres (0.126 hectares).
- Occupying a convenient location adjacent to Lidl Supermarket and within 0.5 miles of the A442 Queensway dual carriageway.
- Available To Let on a new Lease. Rent: **£30,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient and accessible location in Hadley close to the northern end of the A442 Queensway dual carriageway approximately 3 miles from Telford Town Centre and Junction 5 of the M54.

The property is situated within the established mixed commercial and residential area immediately adjacent to Lidl Supermarket with other occupiers in the immediate area including KFC, Morrisons Garage, Telford Auctions and Greenhouse Showroom.

Telford is the major commercial centre of Shropshire with an expanding population with the County Town of Shrewsbury situated 15 miles west and with access to the M54 motorway which provides a gateway to the M6, M5, M42 and M4 motorways.

Telford also benefits from an excellent train service with access to Wolverhampton in 24 minutes, Birmingham New Street in 49 minutes and London Euston in 2 hours and 18 minutes.

Description

The property comprises a modern detached single-storey trade counter/showroom premises providing flexible open plan accommodation extending in total to approx. 3,770 sqft (320.24 sqm) with generous car parking / yard area to the side.

The accommodation is finished to a modern standard and comprises a large open plan showroom having an extensive glazed frontage with storage facilities at the rear.

The property has the benefit of suspended ceiling with inset lighting, vinyl tiled floor finish and gas fired warm air heating.

The property occupies a large regular shaped site extending to approx. 0.31 of an acre (0.126 hectares) and offers scope for a range of retail / trade counter or similar uses (subject to planning).

Accommodation

	SQFT	SQM
Front Showroom <i>With integral office and w.c.</i>	3,021	280.66
Rear Storeroom	749	69.58
Total	3,770	320.24

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected. 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 a Tenant's full repairing and insuring basis on terms to be agreed.

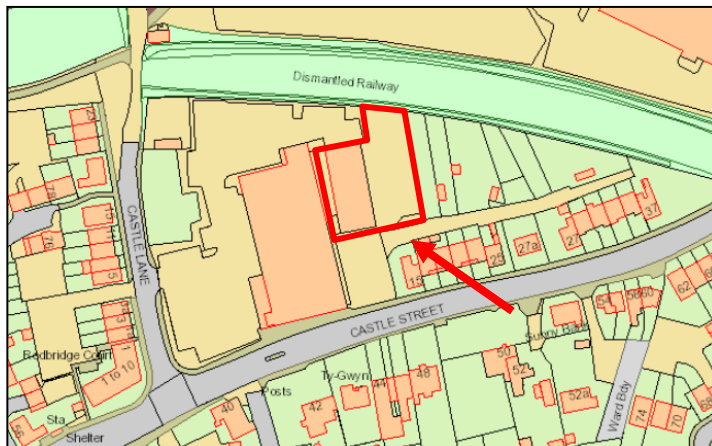
The lease is to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

Rent: **£30,000** per annum exclusive.

Energy Performance Rating

Energy Performance Rating: C 53



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 – Shop and Premises
Current Rateable Value – £23,500

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.

Planning

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

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

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

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.

September 2023

TSR House

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Also at

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Also at

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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."