

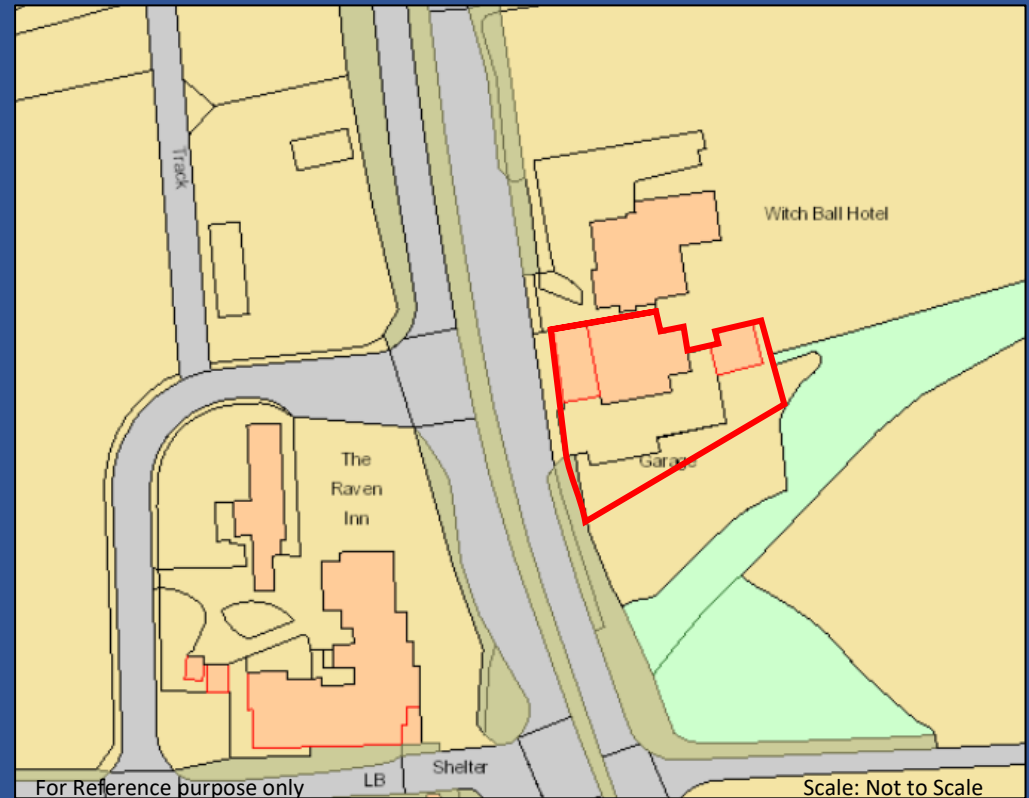
# FOR SALE

HEATHSIDE GARAGE | PREES HEATH | SHROPSHIRE | SY13 2AF

**TSR**  
TOWLER SHAW ROBERTS



**PROMINENT ROADSIDE GARAGE SHOWROOM AND WORKSHOP  
PREMISES WITH MODERN DETACHED BUNGALOW**



## LOCATION

The property occupies a highly prominent location fronting the main A41 in Prees Heath, on the outskirts of Whitchurch approximately 2 miles south of the town centre. The property is located close to the Junction of the A49 and A41 trunk roads, which lead directly from Wolverhampton and Shrewsbury respectively through to Chester and Holyhead to the north-west (via A55).

Occupiers in the immediate vicinity include The Raven Inn, Aston Barclay Car Auction Centre and the well-known and popular Raven Café.

Whitchurch is a popular market Town within the North Shropshire economy supporting a range of local amenities and serving a wide catchment area.

The town is well connected to the main road network being approximately 20 miles from Shrewsbury via the A49, 16 miles south west of Chester and 40 Miles north west of Wolverhampton via the A41 trunk road.

## DESCRIPTION

The property comprises a detached garage showroom and workshop premises extending to approximately 3,200 sqft (297.21 sqm) with the benefit of a modern 2-bedroom detached bungalow to the rear. The garage which has been operated by the current owner for the sale and repair of classic vehicles, is understood to date from 1920s of steel frame construction with clad elevations and provides a versatile vehicle showroom with the benefit of two vehicle workshops and lean to extensions providing further storage accommodation.

To the front of the building is a covered canopy area with long frontage and dual access from the main A41 trunk road.

The property also has the benefit of a 2-bedroom bungalow to the rear, completed in 2004, providing modern accommodation with fitted kitchen/dining area, living room and bathroom with sealed unit double glazed windows and oil-fired radiator central heating.

The site extends in total to approx. 0.48 acres (0.19 hectares).



## ACCOMMODATION

Heathside Garage	Sqft	Sqm
Front Showroom	657	61.01
Reception/Office	248	23.07
Main Workshop	1,042	96.83
Workshop	461	42.85
Lean to extension	358	33.23
Lean to extension	433	40.22
<b>Total</b>	<b>3,200</b>	<b>297.21</b>

### Detached Bungalow

#### Fitted Kitchen – 3.34m x 4.26m

Range of fitted units, tiled flooring, integrated electric oven and hob, fitted sink

#### Living Room – 4.83m x 3.35m

Carpeted floor, radiator

#### Utility Room – 1.48m x 2.30m

Tiled flooring, range of units, radiator

#### Bathroom

Fitted W.C, wash hand basin, bath and shower

#### Bedroom 1 – 2.45m x 3.17m

Carpeted floor, radiator

#### Bedroom 2 – 2.96m x 4.09m

Carpeted floor, radiator

## SERVICES

It is understood that mains water, electricity (including 3 phase) and drainage services are connected or available. Oil fired radiator central heating is installed to the bungalow.

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

## PLANNING

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

We are informed that planning permission for the bungalow was granted on condition that it is to be occupied in conjunction with the garage.

## TENURE

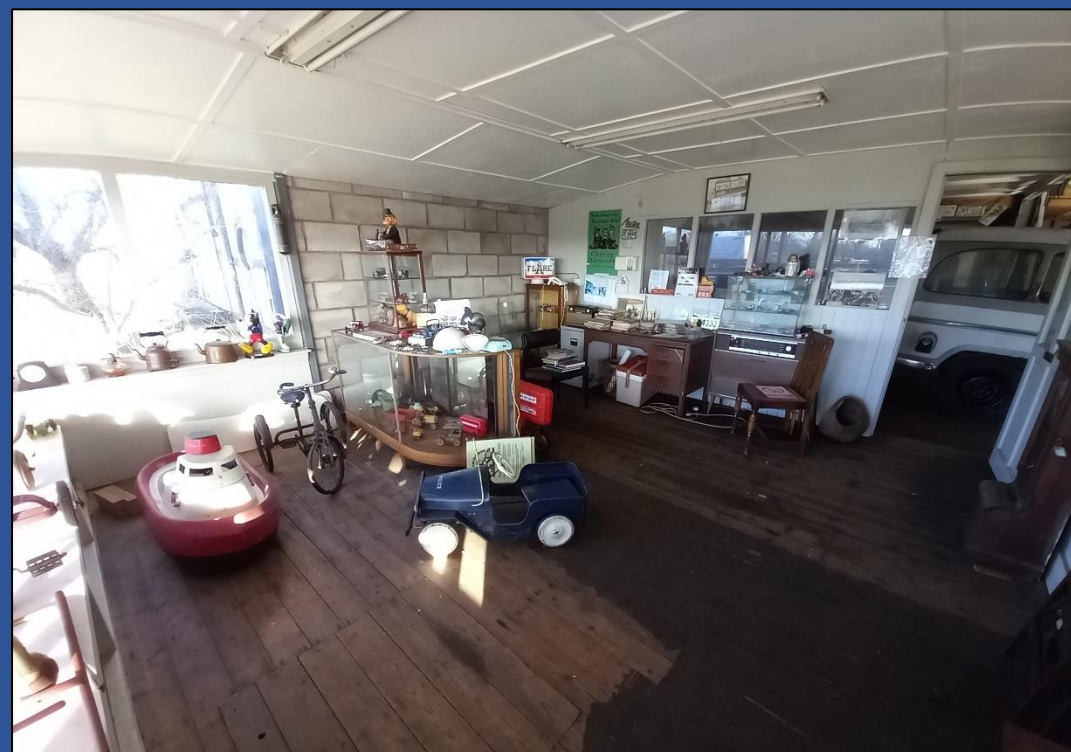
The property is understood to be of freehold tenure and is offered For Sale with the benefit of vacant possession.

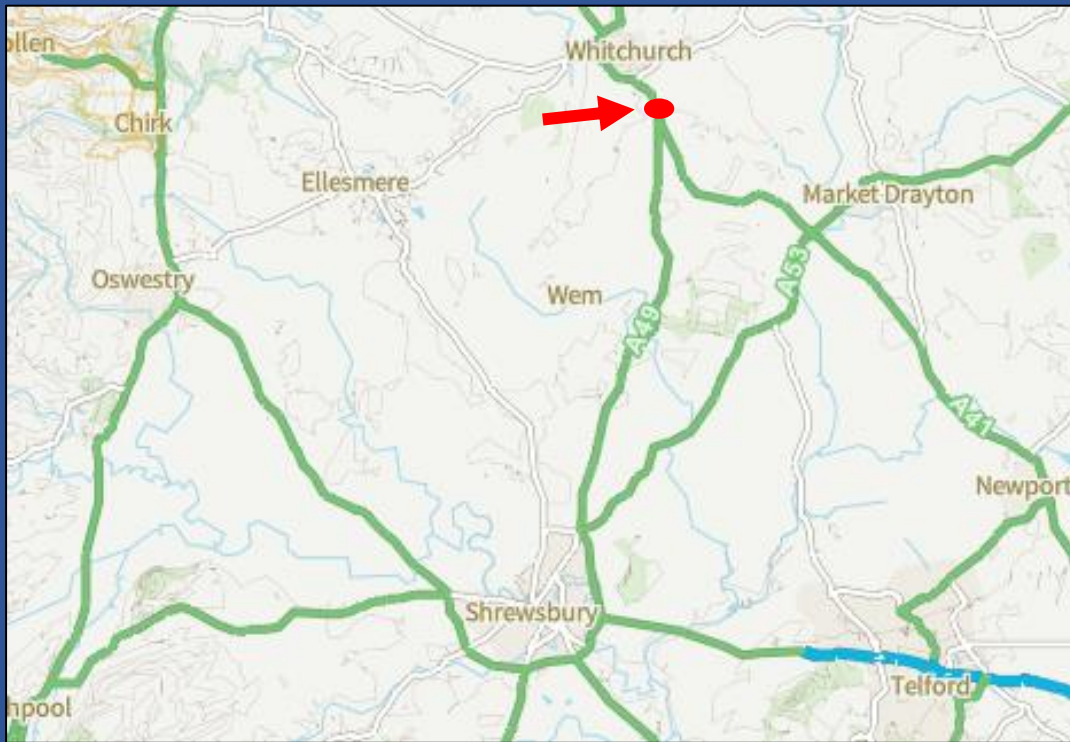
## GUIDE PRICE

Offers in the region of **£375,000** are invited.

## VAT

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





## ENERGY PERFORMANCE RATING

Heathside Garage: C 61

Heathside Bungalow: D 68

## LEGAL COSTS

Each party to bear their own legal costs in connection with the transaction.

## LOCAL AUTHORITY

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

## 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.

## BUSINESS RATES & COUNCIL TAX

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

Description – Workshop and premises

Current Rateable Value – £12,500

The Residential Property is assessed separately in Council Tax Band B

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.

## VIEWING/ FURTHER INFORMATION

Requests for further information, or to arrange inspection of the property should be made through the Sole Selling Agents. Please contact:

**Toby Shaw**

DDI: 01743 260880 Mobile: 07967 721745

Email: [toby.shaw@tsrsurveyors.co.uk](mailto:toby.shaw@tsrsurveyors.co.uk)



February 2024

### 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."