

FOR SALE

TSR

TOWLER SHAW ROBERTS

MODERN TRADE COUNTER/WAREHOUSE PREMISES WITHIN POPULAR INDUSTRIAL ESTATE



**UNIT E1 B
STAFFORD PARK 4
TELFORD
SHROPSHIRE
TF3 3BA**

- Modern trade counter/ warehouse premises extending to approx. 3,078 sqft (286.1 sqm) with generous forecourt car parking.
- Versatile accommodation providing spacious open plan showroom with integral offices and staff welfare facilities with forecourt parking and loading facilities.
- Occupying a convenient location in this sought-after commercial area with neighbouring occupiers including Toolstation, Euro Cell, Screwfix, Howdens and Greggs.
- Well connected with good access to the M54 and wider road network.
- Offers in the region of **£285,000** are invited for the long leasehold interest with the benefit of vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is well located on the established industrial estate of Stafford Park situated amongst other occupiers including Screwfix, Topps Tiles, Greggs and Howdens. Stafford Park 4 leads to the A464 dual carriageway, providing direct access to junction 4 of the M54 motorway. There is also nearby access to the A442 Queensway, Telford's main north/south trunk road.

Telford town centre is approximately 1 mile east with the County Town of Shrewsbury approximately 15 miles to the west. Birmingham and Wolverhampton are approximately 35 and 15 miles to the east respectively.

Description

The property comprises a modern end of terrace trade counter/warehouse premises, extending in total to approximately 3,078 sqft (286.1 sqm) with generous car parking and loading facilities within a shared forecourt area. The property provides modern open plan warehouse accommodation with mezzanine level, a spacious showroom with a general office and staff welfare facilities.

The property is of steel portal frame construction, having an eaves height of approximately 4.9 metres and roller shutter loading door from the forecourt.

Accommodation

	Sqft	Sqm
Warehouse	1,436	133.43
Mezzanine floor	821	76.33
General office	280	26.02
Showroom	433	40.30
Kitchenette	108	10.02
Total	3,078	286.1

Services (Not Checked or Tested)

It is understood that mains water, electricity (including 3 phase), gas and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure/ Guide Price

The property is held on a ground lease for a term of 999 years at a peppercorn rent. Offers in the region of **£285,000** are invited for the Long Leasehold interest in the property with the benefit of vacant possession upon completion.

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of Stafford Park 4. Further details are available from the Letting Agents on request.

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 – Warehouse and premises
Current Rateable Value –£14,500

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.

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

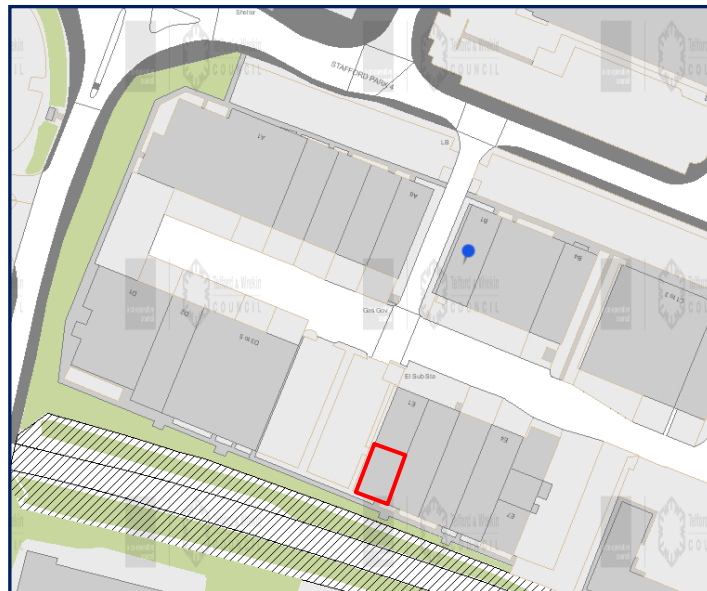
Also at

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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For Reference purpose only

Scale: Not to Scale

Energy Performance Certificate

Energy Performance Certificate Rating: E 109

Planning

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

Local Authority

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

Legal Costs

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

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has elected to charge VAT on the property and that this may be treated as a Transfer of Going Concern (TOGC). Interested parties are suggested to seek independent expert advice.

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

April 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."