

# TO LET

# TSR

TOWLER SHAW ROBERTS

## HIGH QUALITY TRADE COUNTER/SHOWROOM PREMISES OCCUPYING A PROMINENT ROADSIDE LOCATION



**UNIT C, PLOT 3  
VANGUARD WAY  
BATTLEFIELD ENTERPRISE  
PARK  
SHREWSBURY  
SHROPSHIRE, SY1 3TG**

- Modern trade counter/car showroom premises extending to approx. 3,610 sqft (335.44 sqm) having forecourt car parking and secure yard/delivery area with wash bay to the rear.
- Versatile accommodation providing attractive showroom with glazed entrance, integral office and w.c. and small shop area with separate entrance.
- Prominent location fronting Vanguard Way with nearby occupiers including: Brewers Decorating Centre, Rexel, Dulux Decorating Centre and Howdens.
- Available To Let on a new Lease. Rent: **£30,000** per annum exclusive.

## Call 01743 243900

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

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Forming part of the popular and ever-expanding Vanguard Trade Park, the unit occupies a prominent roadside position with frontage to Vanguard Way within the principal commercial area of Shrewsbury approximately 2.5 miles north of the Town Centre.

Vanguard Park occupies convenient access close to the Shrewsbury Bypass with direct access to the A49 / A5 and M54 / M6. Vanguard Park is one of the region's most successful trade parks having been established for more than 10 years with over 40 national, regional and local trade counter and showroom occupiers including Brewers Decorating Centre, Rexel, Dulux Decorating Centre and Howdens.

## Description

This modern mid terrace trade counter/showroom premises provides versatile accommodation extending in total to approx. 3,610 sqft (335.44 sqm) having an eaves height of approx. 7 metres.

The accommodation is fitted out to a modern standard and comprises a vehicle showroom with warehouse area, having the benefit of a roller shutter loading door, integral office, retail shop area with separate entrance and w.c.

Externally the property provides forecourt car parking for 5 vehicles and with a secure yard/delivery area to the rear having a designated wash bay.

## Accommodation

	Sqft	Sqm
Showroom	403	37.44
Office	365	33.95
Warehouse	2,638	245.04
Retail Shop Area (with separate entrance)	205	19.01
<b>Total</b>	<b>3,610</b>	<b>335.44</b>

## 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

The property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

## Rent

**£30,000** per annum exclusive, payable quarterly in advance.

## Estate Service Charge

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

## Energy Performance Rating

Energy Performance Asset Rating: A (19)



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 – Warehouse and premises

Rateable Value – £27,000

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.

## Planning

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

## Local Authority

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

## 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 elected to charge VAT on the property.

## 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.

April 2024

### 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 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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### Important Notice

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