

MODERN SHOWROOM AND WORKSHOP PREMISES WITH ON-SITE CAR PARKING

TO LET

Due to Relocation



**FORMER WAVERLEY GARAGE | FEATHERBED LANE | SHREWSBURY
SHROPSHIRE | SY1 4NN**

TSR
TOWLER SHAW ROBERTS

EXECUTIVE SUMMARY

- Modern showroom and workshop premises with on-site car parking
- Spacious and well-appointed accommodation extending in total to approx. 6,112 sqft (567.95 sqm).
- Adjoining rear workshop with roller shutter access door.
- Occupying a highly visible and convenient location with neighbouring occupiers including Greenhous Nissan, Rybrook Mini and Budgen Peugeot and Renault dealerships.
- Available To Let by way of a Lease Assignment at nil premium. Current passing rent: £45,000 per annum exclusive. A new lease may also be considered.



LOCATION

The property occupies a prominent roadside location fronting Featherbed Lane in the heart of the main Commercial/Industrial area of Shrewsbury approximately 3 miles from the Town Centre.

The property is situated in an area of established car dealerships including Greenhous Nissan, Rybrook Mini and Budgen Peugeot and Renault dealerships, with B & Q, Tesco Extra and McDonald's nearby.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 18 miles west of Telford, 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

DESCRIPTION

The property comprises a spacious and well-appointed showroom with workshop at the rear extending in total to approx. 6,112 sqft (567.95 sqm).

The front showroom is fitted out to a modern standard having large display glazed frontage, tiled floor and suspended ceilings with inset lighting.

The adjoining rear workshop provides an open plan working facility having roller shutter access door, gas fired warm air heating and overhead lighting.

The property includes a generous secure yard area and on -site staff/customer car parking to the front and side.

ACCOMMODATION

	SQM	SQFT
Front Showroom	260.35	2,802
Mezzanine Floor	21.03	226
Rear Workshop	286.57	3,084
TOTAL (Gross Internal)	567.95	6,112

SERVICES

We understand that mains water, gas, drainage and electricity services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: C (74)



TENURE

The property is held on Lease for a term of 10 years from July 2022 on a Tenant's full repairing and insuring basis (subject to a schedule of condition) and subject to an upward only rent review and tenant break option at the end of the 5th year .

Assignment of the existing Lease is subject to the Landlord's prior consent. A new lease may also be considered.

RENT

£45,000 per annum exclusive.

PLANNING

The property lends itself for a range of potential uses (subject to planning).

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

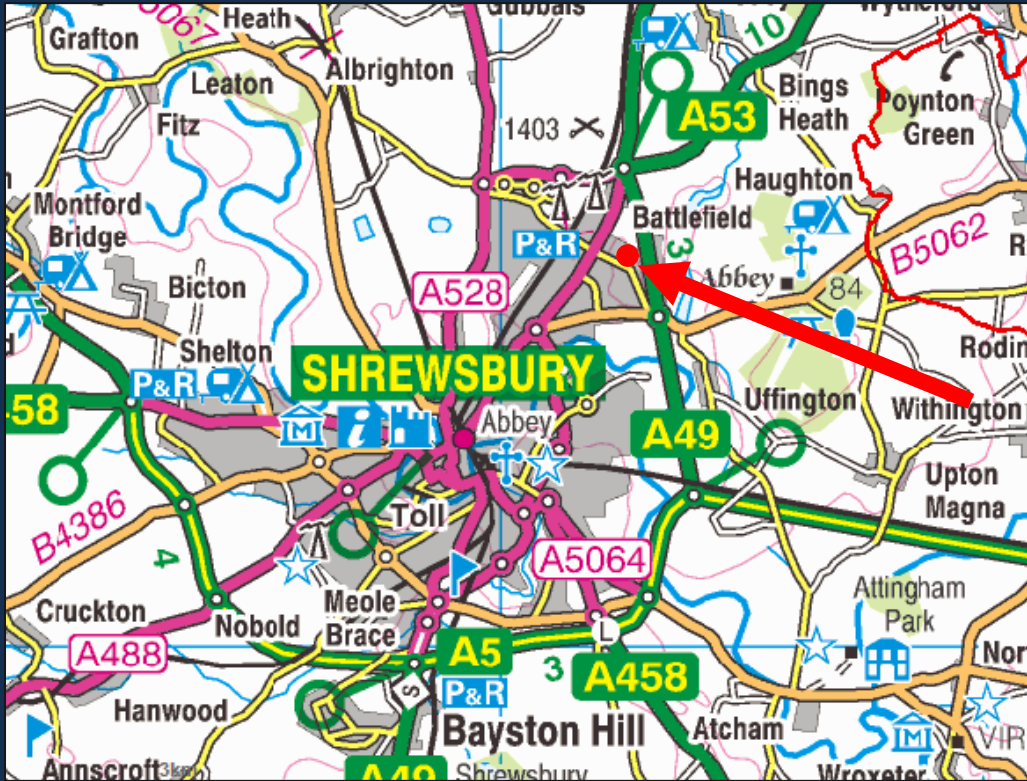
LOCAL AUTHORITY RATES

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

Description: Showroom and premises

Rateable Value: £45,000

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.



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.

LEGAL COSTS

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6NG. Tel: 0345 6789000.

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.

VIEWINGS

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts LLP.

Toby Shaw

DDI: 01743 260880 Mobile: 07967721745

Email: toby.shaw@tsrsurveyors.co.uk



July 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."