

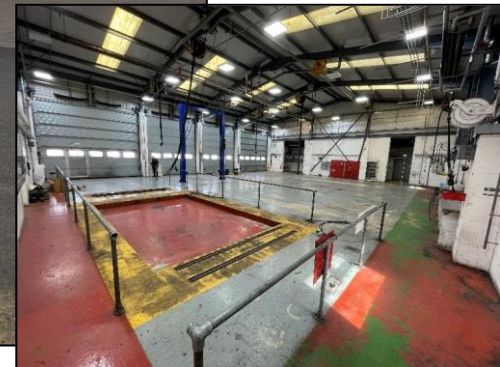
# TO LET

# AVISON YOUNG

# TSR

TOWLER SHAW ROBERTS

## MODERN VEHICLE WORKSHOP PREMISES WITH EXTENSIVE YARD FACILITY IN SOUGHT AFTER LOCATION



**THE FORMER RIVUS  
GARAGE  
HARLESCOTT LANE  
SHREWSBURY  
SY1 3AQ**

- Modern detached vehicle workshop premises extending to approx. 6,444 sqft (598.67 sqm) with generous yard and loading areas.
- Well-appointed accommodation comprising large open plan workshop and preparation area with integral reception, offices and welfare facilities.
- Occupying a convenient location to the rear of the BT Fleet building with good access to the main road network.
- Available To Let on a new Lease. Rent: **£45,000** per annum exclusive.

## Call 01743 243900

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

## Location

The property occupies a highly sought-after location positioned off Harlescott Lane in the heart of the principal commercial/industrial area of Shrewsbury approximately 3 miles north of the town centre. The property is situated to the rear of the BT Fleet building with other occupiers in the immediate vicinity including Tesco Extra, Lidl, W R Davies (Toyota Dealership) and Pathway Intermediates Limited.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

The property has good access to the main road network and other amenities in the locality.

## Description

The property comprises a detached workshop premises extending to approximately 6,444 sqft (598.67 sqm) being of a modern design. The building is of steel portal frame construction and provides a large clear span workshop area having the benefit of 4 roller shutter loading doors, concrete flooring, LED lighting and an internal eaves height of approximately 6.5 metres. The property also includes ground floor integral offices, reception, canteen/ancillary storage area and toilet facilities.

The property has the benefit of a large external yard area with vehicle access to the front and side of the unit and includes 4 EV charging bays, external vehicle wash area and extensive car parking.

The property is considered suitable for a range of potential uses, subject to planning and is available for immediate occupation.

## Accommodation

	Sqft	Sqm
Workshop	5,050	469.16
Office/Amenity Accommodation	1,394	129.51
<b>Total</b>	<b>6,444</b>	<b>598.67</b>

## Services (Not Checked or Tested)

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

## Tenure

The premises are available To Let by way of an Underlease for a term of years, expiring in November 2030 on a tenant's full repairing and insuring basis.

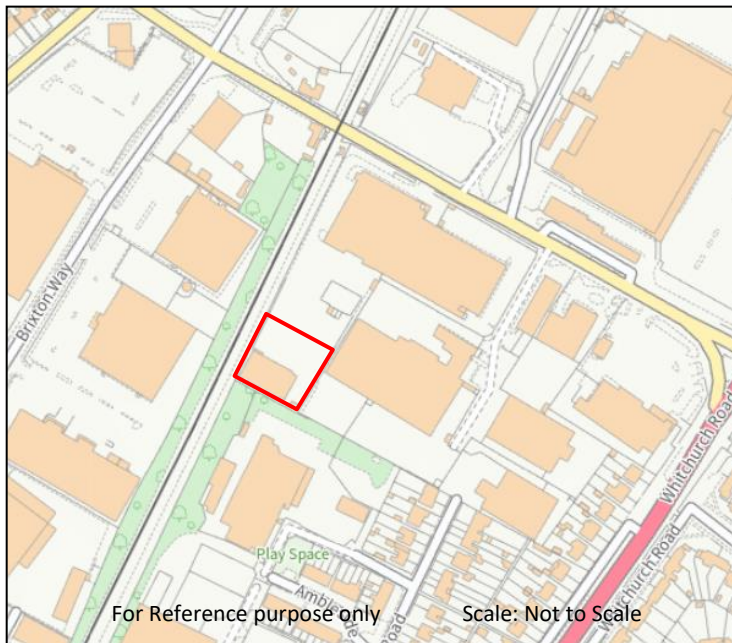
The Underlease is to be drawn outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Rent

**£45,000** per annum exclusive, payable quarterly in advance.

## Energy Performance Rating

Energy Performance Asset Rating: C 54



## Business Rates

To Be Confirmed.

## Planning

Interested parties are advised to make their own enquiries with the Local Planning 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. It is understood 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 Joint Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900 or Avison Young, 3 Brindley Pl, Birmingham, B1 2JB Tel: 0121 236 8236 (FAO Max Andrews – 07770 801885)

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 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
Tel: 01902 421216 Fax: 01902 426234

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## Important Notice

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