



## Former Car Dealership Site

Holyhead Road, Ketley, Telford, Shropshire, TF1 5DY

£875,000

(assuming existing use)

- Available due to relocation—former Budgen Motors car dealership.
- Site Area 0.59 acres approximately.
- Building GIA 10,357.57 sq.ft. (962.25 m<sup>2</sup>)
- Occupying a prominent corner plot on a busy arterial route.
- Adjacent to Shell branded PFS with Convenience Kiosk.
- Potential for B2, B8 and Class E uses subject to planning.

### Location

The site is located on a prominent corner plot on the roundabout intersection of the B5061 Holyhead Road and the B4373 Mossey Green Way a short drive to the north of the M54 motorway and between the two Telford suburbs of Oakengates and Ketley.

Telford has an approximate population of 120,000 residents and is the administrative centre of the Telford and Wrekin Borough with a wider population of 185,800 residents.

### Description

The site extends to 0.59 acres and comprises a car dealership with three servicing bays and a vehicle preparation bay together with car parking to three sides of the building. The building is of steel portal frame construction with profiled metal sheet cladding with a metal sheet roof covering. Internally, the building is laid out as a showroom with ancillary offices at ground. There is a mezzanine over part of the floor providing additional office accommodation and ancillary storage.

Externally, the site is laid out as parking for vehicle stock.



For further information or any viewing Enquiries, please contact:

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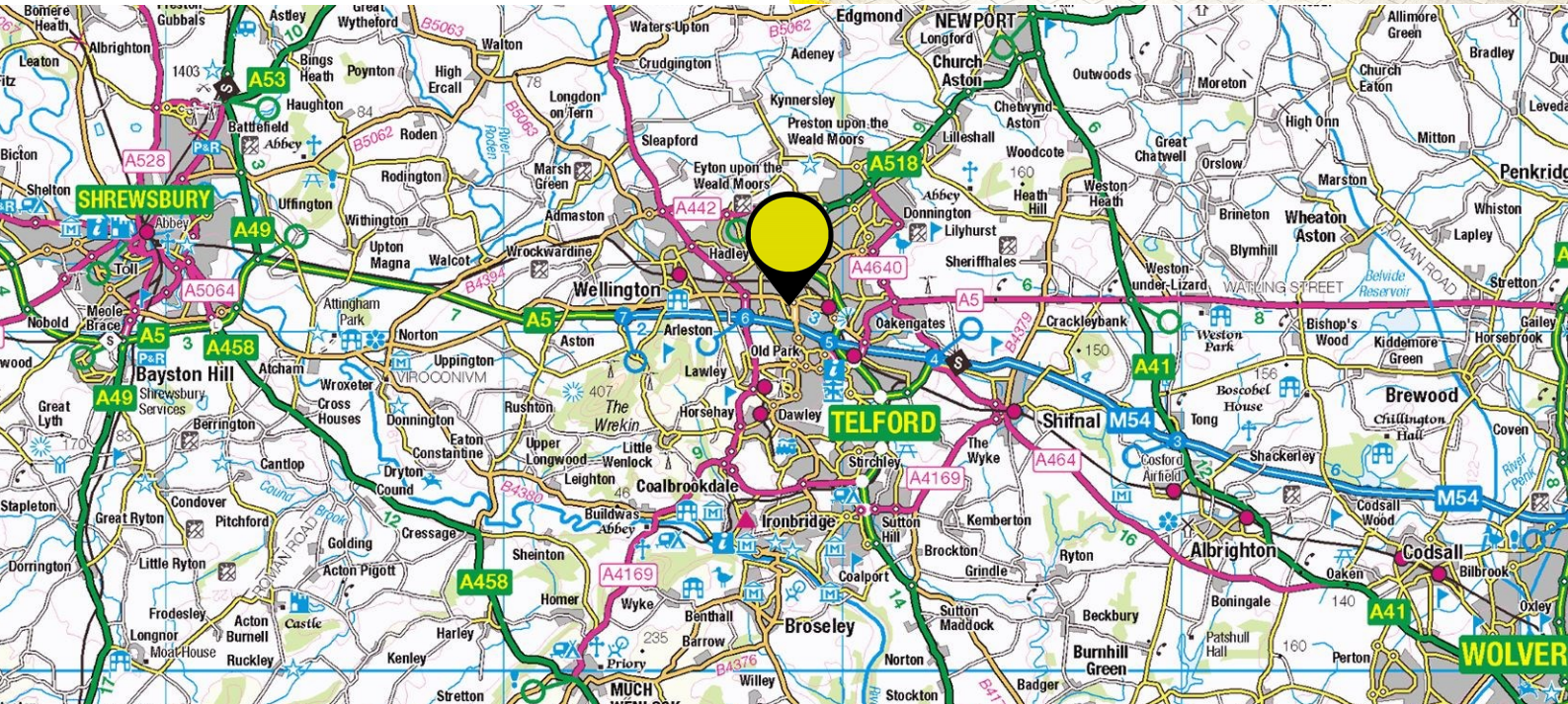
## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a gross internal floor area basis).

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Sales Area	8,311	772.15
First floor	Mezzanine	2,046	190.10
	<b>Total</b>	<b>10357.57</b>	<b>962.25</b>

➤ **Rateable Value**                    **£80,500**  
(1st April 2023)

➤ **EPC**                                      **Current building - D 77**



## Planning

The site is located within the urban boundary of Telford and since approximately 1989 the site has been occupied as a car showroom and workshop and is therefore considered to have an established 'sui generis' Use Class.

We understand from pre application advice from Telford & Wrekin Council that a change of use of the building to a use falling within B2, B8 or E Use Classes may be viable subject to planning. We would advise all interested parties to make their own enquiries with the local planning authority.

## Local Authority

Telford and Wrekin Council  
Addenbrooke House  
Ironmasters Way  
Telford  
TF3 4NT  
01952 380 000

## VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

## Costs

Each party is to pay their own costs in respect of the transaction including any stamp duty and VAT, if applicable.

## Fixtures and Fittings

All items usually classed as tenants fixtures and fittings and not mentioned in these particulars, are excluded from the sale.

## Services

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.



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