

**COOPER
GREEN
POOKS**

Investment
Opportunity
For Sale



56, 57 & 58 Ennerdale Road,
Shrewsbury, SY1 3LD

£800,000



Investment Summary

- Reversionary light industrial investment for sale.
- Asset management and potential development opportunities.
- Comprising 3 units (plus substation) extending to 16,540 sq ft (1,536.6 m²) approximately on a total site area of 0.77 acres.
- Located in a well established principle commercial/industrial area of Shrewsbury
- Occupying a strategic corner plot with extensive parking.
- Current rental income £64,950 per annum.
- Offers over £800,000 are invited for the freehold interest, reflecting a gross yield of 8.12% and a capital value of £48.36 per square foot.



56, 57 & 58 Ennerdale Road, Shrewsbury, SY1 3LD

Description:

The investment property comprises three industrial units situated on a strategic corner plot on Ennerdale Road with extensive parking in the heart of a well established commercial / industrial area of Shrewsbury.

The units are constructed principally of brick external elevations beneath a pitched corrugated sheet roof with a concrete floor.

All units have direct access off Ennerdale Road with No 56 also benefitting from a return frontage and delivery access from Cartmel Drive to the loading doors and large yard area and/or additional parking. There is a further gated and secure yard to the rear with roller shutter doors to the units.

There is car parking to the Ennerdale Road frontage for approximately 16 cars.

There is also an electricity substation located on the Property at the corner of Ennerdale Road and Cartmel Drive.

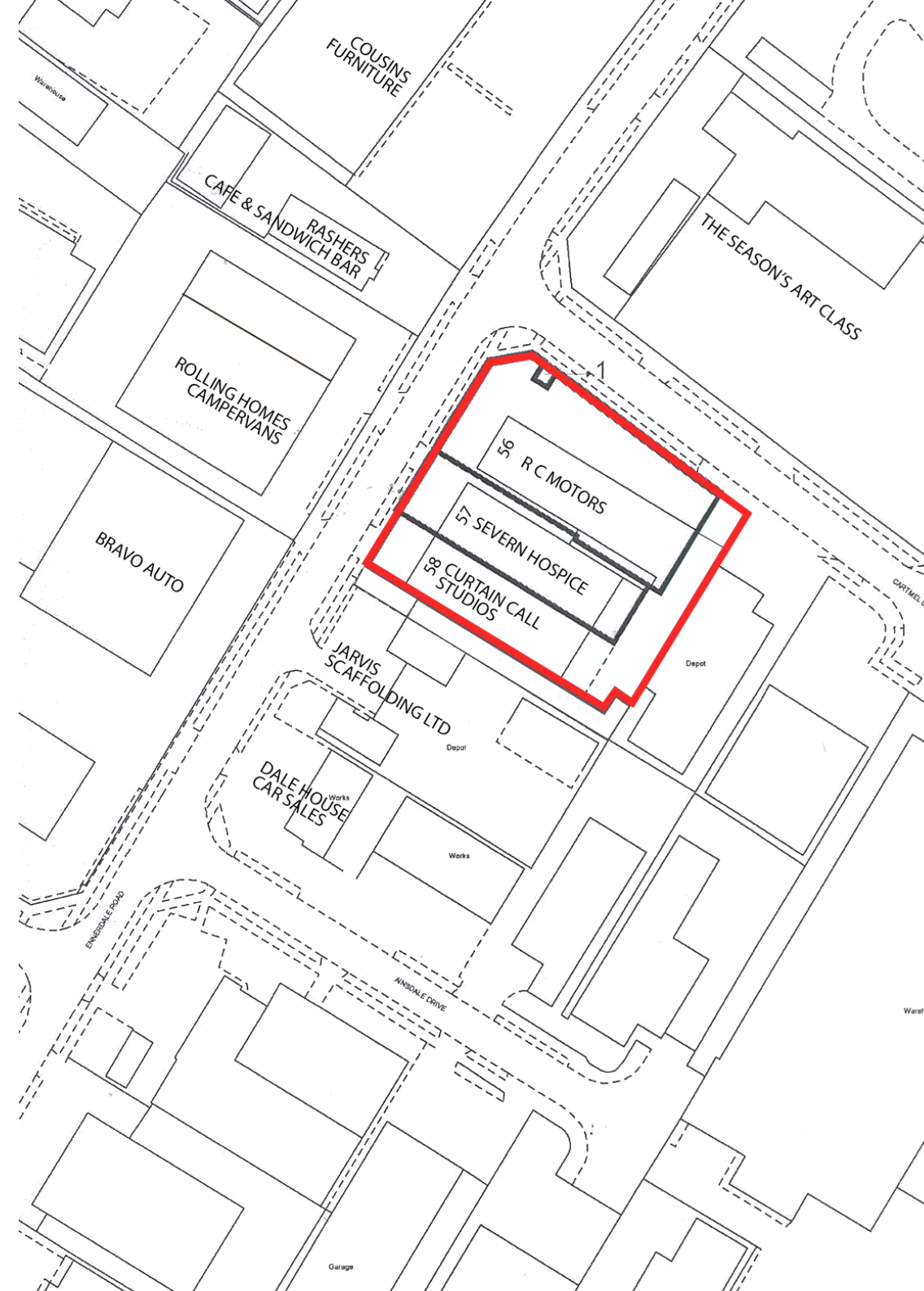
Location:

Shrewsbury is the historic county town and administrative centre for Shropshire. The Town benefits from excellent road and rail connections being located at the intersection of the A49 and A5 (T), with excellent access to the national motorway network via the M54.

Shrewsbury has a resident population of 80,000 with a wider county population extending to 325,000. The town is also within commuter distance of Telford with a population of 150,000.

Within Shrewsbury, the Property is situated on Ennerdale Road approximately 2.5 miles north of Shrewsbury town centre within the established Harlescott industrial sector of the town.

Nearby occupiers include Cousins Furniture, SOS Agricultural Ltd, Organic Energy (UK) Ltd, Rolling Homes Campers, GMC Motorhomes, CH Welding Services, GK MOT and Tachograph Centre, J-Tech Suspension Ltd among others.



Accommodation

The approximate floor areas (in accordance with RICS code of measuring practice - GIA) are set out as follows:

| Address | Area sq. ft | Area m ² |
|---|--|--|
| 56 Ennerdale Road (Motor Garage) | 5,825 sq ft | 541.16 m ² |
| 57 Ennerdale Road (Charity Furniture Shop) | 5,652 sq ft | 525.08 m ² |
| 58 Ennerdale Road (Theatre Company) | 5,063 sq ft + 3,899 sq ft mezzanine | 470 m ² + 362 m ² |
| Outside | Rear Access Delivery Yard serving the shop and workshop. Bin Storage | Parking for RC Motors at side and front. Parking for Severn Hospice Furniture Shop at front. Parking for Curtain Call Studios at front. |
| Total | 16,540 sq ft approx | |

Tenancy Schedule

| Address | Tenant | Annual Rent | Rent per sq ft | Lease Commencement Date | Term | Lease Expiry | Comment |
|--------------------------|---|----------------|----------------|-------------------------|----------|--------------------|--|
| 56 Ennerdale Road | R C Motors Limited (CRN 05109471) | £23,000 pa | £3.95 | 23th May 2023 | 10 years | 22nd May 2028 | Tenant FRI lease |
| 57 Ennerdale Road | Severn Hospice Ltd (CRN 01608025) | £22,000 pa | £3.89 | 16th May 2016 | 10 years | 15th May 2026 | Tenant FRI lease subject to schedule of condition. |
| 58 Ennerdale Road | Benjamin Davies T/A Curtain Call Studio Limited (CRN 15471061) | £19,950 pa | £3.19 | 23th December 2019 | 6 years | 22nd December 2025 | Tenant FRI lease |
| | Western Power | £160 pa | | | | May 2078 | |
| Gross Annual Rent | | £65,110 | | | | | |



Covenant

RC Motors are an independent family run garage established in 1987. They specialise in Volkswagen, AUDI, SEAT and SKODA and are one of Shropshire's largest independent garages.

Severn Hospice are an independent charity that provide care and support for people in Shropshire, Telford & Wrekin and mid Wales.

Curtain Call Studios are a local theatre company that provides coaching for Theatre, Singing and Dance.

Fixtures and Fittings

Items usually classified as tenant's fixtures and fittings are excluded from the sale.

Services

Mains, water, electricity, gas, and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Town Planning

We understand the Property has planning consent for Class E (light industrial), B2, B8 uses.

We understand that No 58 was granted planning permission for D2 Gymnasium in 2019.

Interested parties are advised to make their own enquiries with the local planning authority.

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

03456 789 000

Rights of Way, Wayleaves etc

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

Business Rates

| | |
|--------|----------------------|
| No. 56 | £20,500 (April 2023) |
| No. 57 | £19,500 (April 2023) |
| No. 58 | £23,250 (April 2023) |

EPC

| | |
|--------|-------|
| No. 56 | E 119 |
| No. 57 | D 80 |
| No. 58 | C 59 |

VAT

We understand that the property has not been elected for VAT and as such VAT will not be payable on the purchase price.

Contact

For further details including an information pack, and viewing arrangements, please contact the sole selling agents Cooper Green Pools.

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