



# Victoria Garage

Newport Road, Whitchurch, SY13 1QD

To Let £25,000pa

**SPENCER  
JAKEMAN**

# Victoria Garage, Newport Road, Whitchurch, SY13 1QD

- Prominently positioned show room share fronting onto the busy Newport Road in the heart of the town
- 140 sq meters of versatile accommodation
- Adjoining the busy shell garage with high footfall
- Available on a new lease with terms to be considered
- Spacious exterior forecourt
- Impressive newly fitted bi-folding door access
- Flexible accommodation

A rare opportunity to lease a showroom share in this popular and convenient locality with other high footfall businesses close by. Situated in the already successful showroom of Victoria garage, a chance has arisen to lease part of the showroom on a flexible basis with high-quality accommodation already in place and to be utilized by the incoming tenant. A forecourt for numerous vehicles and further staff parking spaces are available.

The property is accessed from the busy Newport Road in the heart of the town with a generous forecourt and car parking spaces can be negotiable. Large bi-folding doors access the well-lit show room boasting 140 sq meters of versatile accommodation. There is a partitioned luxury office with Kitchen and W.C facilities available on site. The show room is adjoining the busy shell garage with high footfall and busy turnover, valeting centre, workshop, Lidl and Tesco along with other conveniences are in close proximity. Accommodation could be split or go as a whole subject to terms.





### Location

Whitchurch is an established market town in north Shropshire and benefits from numerous listed buildings. The town had a population of 9,781 at the 2011 Census. The town is located 20 miles north of the county town Shrewsbury, 20 miles south of the town of Chester and 15 miles east of the town of Wrexham. The town benefits from proximity to the A41 which provides access to the national road network.

### Accommodation

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### Lease

The property is available on a new lease with terms to be considered.

### Rent

The rent is £25,000 per annum.

### Services

Not tested at the time of our inspection, prospective tenant should make enquiries. It is understood that mains water, electricity and drainage are connected to the property.

### Rates

Rateable Value to be advised.

## Viewing

Strictly by prior appointment.

Contact: Steven Jakeman Spencer Jakeman Estate

Agents Estate House 46a Mardol Shrewsbury SY1

1PP Email

Email: [steve@spencerjakeman.com](mailto:steve@spencerjakeman.com)

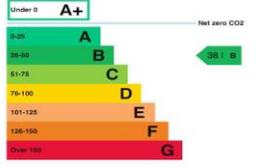
Telephone 01743 297000

Julian F. Spencer BSc. (Est. Man.) MRICS

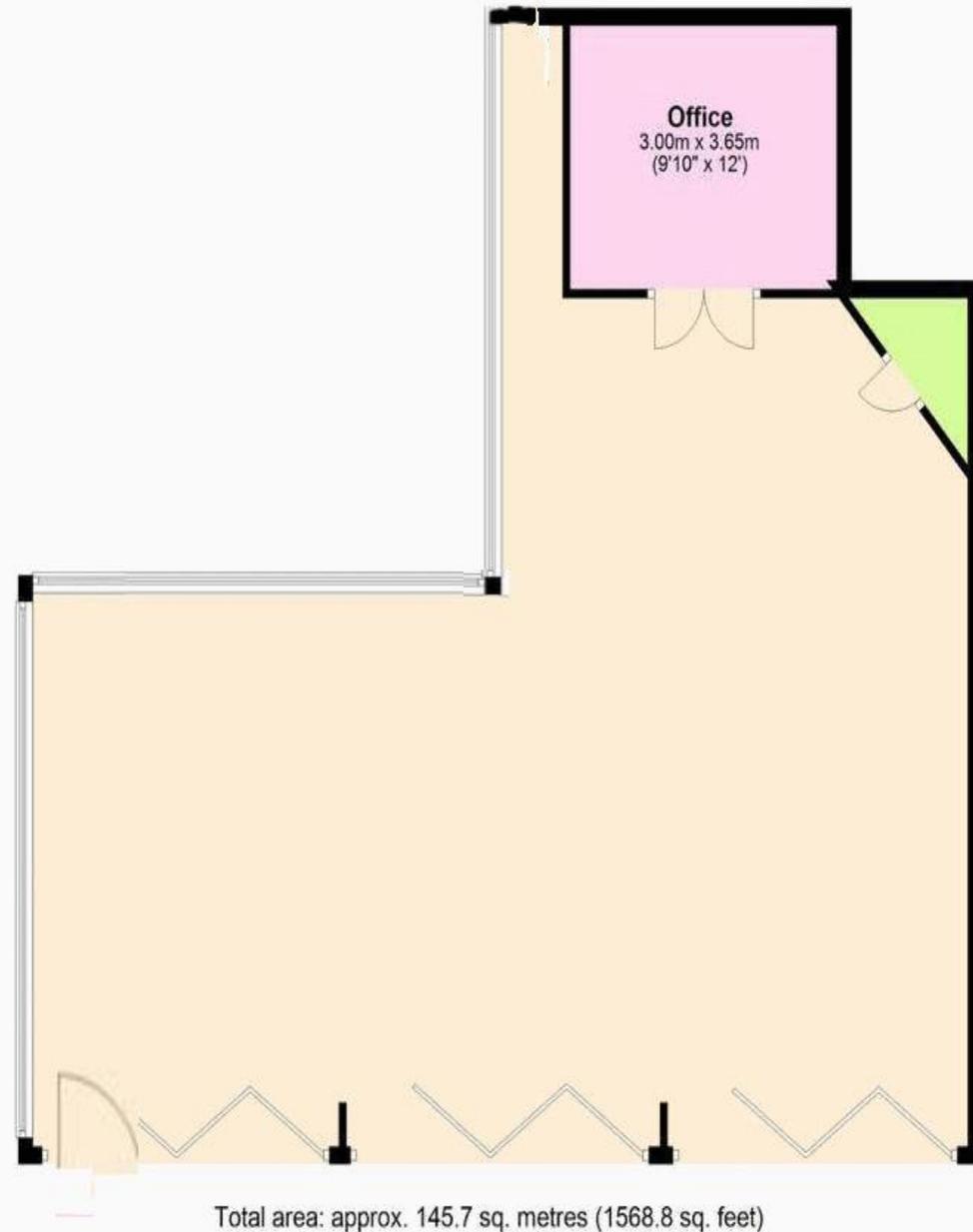
Estate House 46a Mardol Shrewsbury SY1 1PP

Email: [Julian@julianspencer.com](mailto:Julian@julianspencer.com)

Telephone: 01743 297000

Energy performance certificate (EPC)		
Victoria Garage Newport Road WHITCHURCH SY19 1QD	Energy rating <b>B</b>	Valid until: 26 January 2033 Certificate number: 3666-6824-1372-5931-1218
Property type	Retail/Financial and Professional Services	
Total floor area	148 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is B.		
		
Properties are given a rating from A+ (most efficient) to G (least efficient).		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built <b>10   A</b>		
If typical of the existing stock <b>42   B</b>		

**Ground Floor**  
Approx. 145.7 sq. metres (1568.8 sq. feet)



46a Mardol, Shrewsbury, Shropshire SY1 1PP

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[www.spencerjakeman.com](http://www.spencerjakeman.com)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.