

FOR SALE

ALL ENQUIRIES

COMMERCIAL INVESTMENT OPPORTUNITY



**PRICE:
OFFERS IN EXCESS OF
£900,000 (EXCLUSIVE)**

**NET INITIAL YIELD OF 7.47%
AFTER NORMAL PURCHASERS
COSTS**

COMMERCIAL INVESTMENT FOR SALE LET TO STRONG TENANT OCCUPIER WITH APPROXIMATELY 5 YEARS UNEXPIRED

ABELLA BUSINESS CENTRE, MERCIAN CLOSE, LONGDEN ROAD, SHREWSBURY, SY3 9DT

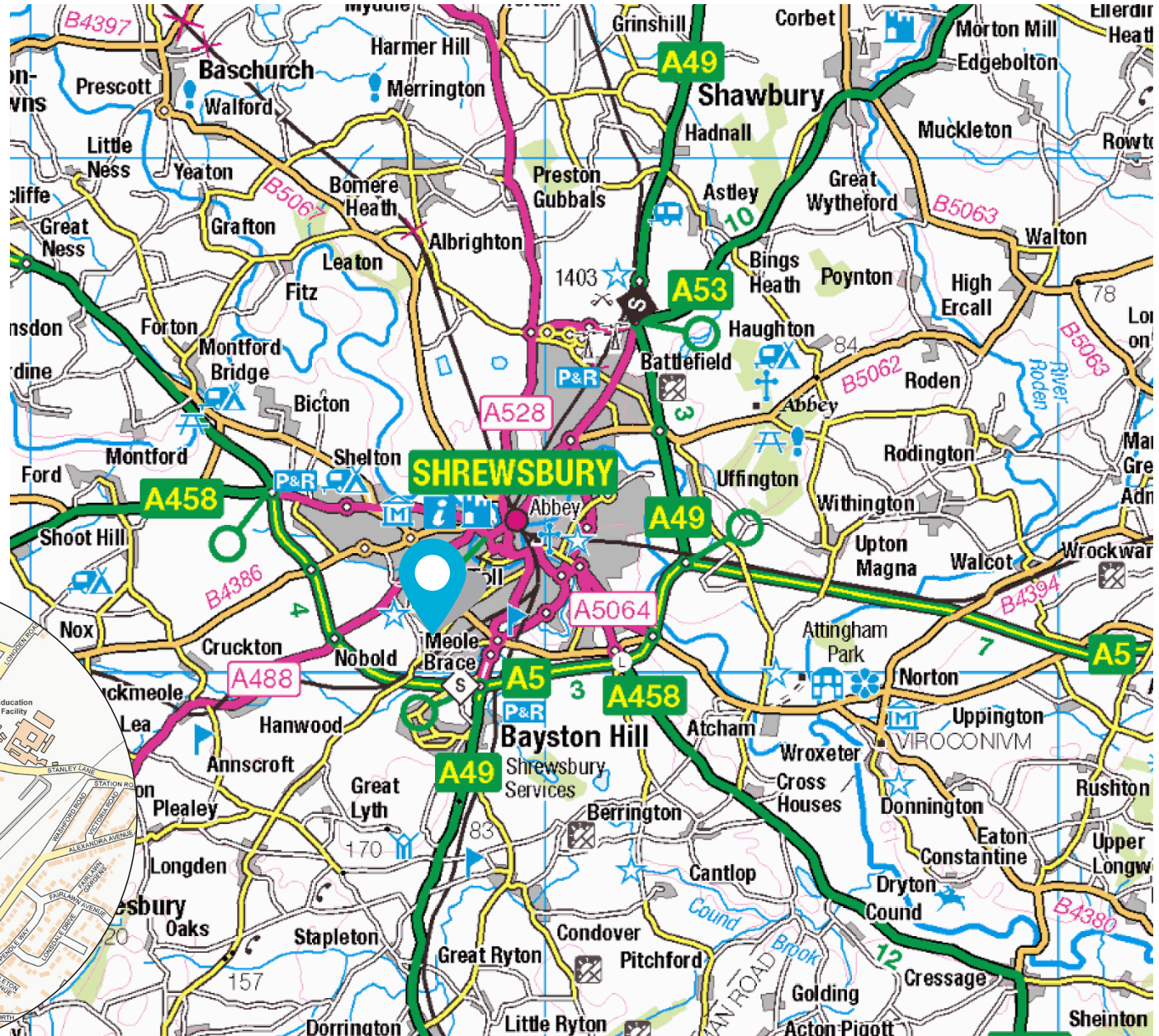
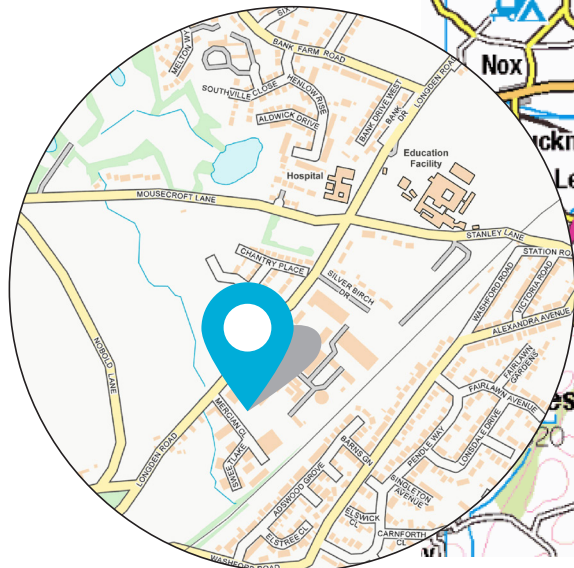
- Forming part of an established commercial area on the south west side of the sought after town of Shrewsbury
- Located in proximity to surrounding occupiers like Howdens and Screwfix
- Total Gross Internal Floor Area 15,825 sq ft (1,470.04 m sq)
- Approximately 5 years unexpired lease to West Midlands Ambulance Service NHS Trust
- Rent £70,900 per annum
- Total Site Area 0.0602 acres (0.244 hectares)

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COMMERCIAL INVESTMENT OPPORTUNITY

- Let to strong tenant occupier (West Midlands Ambulance Service NHS Trust)
- Approximately 5 years unexpired lease term
- Rent £70,900 per annum
- Located in an established commercial area on the south west side of the sought after town of Shrewsbury
- Surrounding occupiers include Screwfix, Howden's and Pipefit
- Total Gross Internal Floor area of approximately 15,825 ft sq (1,470.04 m sq) arranged as office/business space and workshop with warehousing
- Total Site Area 0.602 acres (0.244 hectares) with external service yard and car parking to the front of the property





LOCATION

The property is accessed from Mercian Close and forms part of the commercial area known as Sweetlake on the south western side of the County Town of Shrewsbury.

Mercian Close is accessed from Longden Road which is an access road linking Shrewsbury to the south west of the County. The property is located in an established commercial area where surrounding occupiers include Screwfix, Howdens, Pipefix and Arrow County.

The property is located approximately 1.5 miles from Shrewsbury Town Centre and situated within close proximity to the old A5, which provides access via the A5, to the national network and the connectivity of the property is good. The property is located within proximity of all local amenities.

Shrewsbury is the County Town of Shropshire. At the 2011 census the Town had a population of 71,715 and a significant catchment population. The town is an established administrative and tourist centre with over 660 listed buildings.

Shrewsbury Railway Station has 5 railway lines connected to it and the station is run by Transport for Wales Rail and West Midlands Trains.

The town is located approximately 15 miles east of the town of Telford, 48 miles east of the City of Birmingham, 33 miles east of the City of Wolverhampton and approximately 45 miles south of the City of Chester.



DESCRIPTION

The property comprises a semi detached commercial property providing a Total Gross Internal Floor Area of approximately 15,825 ft sq (1,470.04 m sq) that is arranged in the main on the ground floor and in part at first floor level. The property is currently arranged as an Ambulance Depot providing welfare facilities, offices, workshop facilities and stores on the ground floor and administrative offices on the first floor.

The property provides a Total Gross Internal Floor Area of approximately 12,021 ft sq (1,116.68 m sq) on the ground floor and a Total Gross Internal Floor Area on the first floor of approximately 3,804 ft sq (353.37 m sq) on the first floor.

The property is accessed from Mercian Close via an electronically controlled gate and to the front of the property is a part concreted and part Tarmacadam car parking area and service yard. The property sits on a Total Site Area of approximately 0.602 acres (0.244 hectares). Prospective purchasers should note that the property does not include the overspill car parking area to the righthand side of the property and this is held in separate third party ownership and not included in the sale.

The vehicle workshop area to the lefthand side of the property as viewed from Mercian Close has an eaves height upto approximately 7.85 metres. The workshop part of the property structure has a roller shutter door opening with a width of approximately 8 metres.

The property is a combination of steel portal construction and the 2 storey building on the right hand side is brick built with cavity walls covered with cladding. The property lends itself to a wide variety of commercial uses.





ACCOMMODATION

The property is currently arranged to provide the following accommodation (all measurements are on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice):

	SQM	SQFT
GROUND FLOOR		
TOTAL GROSS INTERNAL FLOOR AREA	1,116.68	12,021
FIRST FLOOR		
TOTAL GROSS INTERNAL FLOOR AREA	353.37	3,804
TOTAL SITE AREA	0.602 acres	(0.244 hectares)

PLANNING

Prospective purchasers should make their own enquiries to the local authority.

The property is located in the Local Planning Authority of Shropshire.

The property is in use as an ambulance depot.

The property would lend itself to a variety of commercial uses, subject to the receipt of any statutory consents.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2022/23)	£TBC
Rates Payable (2022/23)	£TBC

However, interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of inspection)

We understand that all mains services are connected to the property including a three phase supply.

TENURE

The property is offered for sale freehold subject to a lease dated 4th September 2012 to West Midlands Ambulance Service NHS Trust for a term of 15 years from the 4th of September 2012. The lease is granted on Tenants Full Repairing and Insuring Terms, subject to a schedule of condition. The rent is £70,900 per annum and the lease is within the Landlord and Tenant Act 1954 Part 2. A copy of the lease is available from the selling agents upon request.

The Leasehold interest is registered under Title Number SL219298.

The freehold title is currently being registered at Land Registry.





COVENANT STRENGTH

West Midlands Ambulance Service NHS Trust serves a population of 5.6 million people covering an area of more than 5,000 square miles made up of Shropshire, Herefordshire, Worcestershire, Staffordshire, Warwickshire, Coventry, Birmingham and Black Country conurbation.

As the region’s emergency ambulance service, they respond to around 4,000 ‘999’ calls each day. To manage that level of demand, they employ approximately 7,000 staff and operate from 15 new fleet preparation hubs across the region. In addition, the Trust took over provision of the NHS 111 service in the West Midlands (except Staffordshire) in November 2019. The 111 service answers in excess of 20,000 calls every week.

They also provide non-emergency patient transport services across some parts of the region for those patients who require non-emergency transport to and from hospital and who are unable to travel unaided because of their medical condition or clinical need. Their staff complete approximately 1,000,000 non-emergency patient journeys each year.

West Midlands Ambulance Service is rated as ‘outstanding’ by the health and social care regulator, the Care Quality Commission (CQC); the highest possible rating.

LATEST STATEMENT OF FINANCIAL POSITION

	31/03/22	31/03/21
	£000	£000
Total current assets	70,116	70,221
Total assets less current liabilities	90,148	85,259
Total taxpayers' equity	88,186	82,995

EPC

To order

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

VAT

The property is understood not to be elected for VAT

PRICE

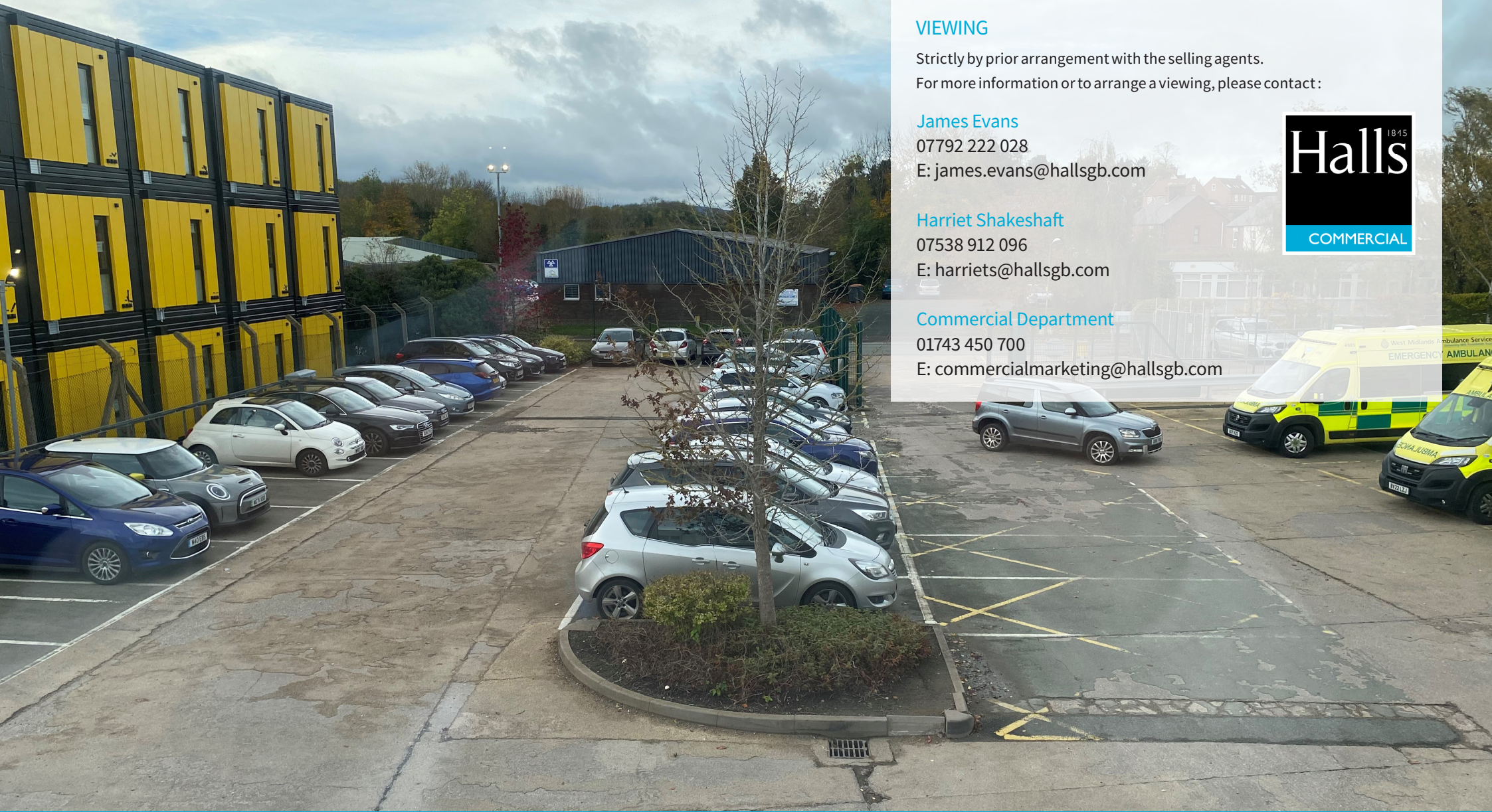
Offers in excess of £900,000 (nine hundred thousand pounds) showing a Net Initial Yield after purchasers costs of 7.47%.

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

Telephone: 0345 678 9000





VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

James Evans

07792 222 028

E: james.evans@hallsgb.com

Harriet Shakeshaft

07538 912 096

E: harriets@hallsgb.com

Commercial Department

01743 450 700

E: commercialmarketing@hallsgb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give

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