



Investment For Sale | Unit 1 Grange Business Park

Lancaster Road | Shrewsbury | Shropshire | SY1 3LD

Price | £475,000 Net Initial Yield 7.97% (After normal purchasers costs)





Prominently located Trade Counter/ Industrial Investment Opportunity

- Prominently located commercial investment showing a Net Initial Yield of 7.97% (after allowing for normal purchasers' costs)
- Total Gross Internal Area of approximately 7,816 sq ft (726.13 m sq)
- Future Asset management potential
- Annual Rental Income of £39,500 (Thirty Nine Thousand Five Hundred Pounds) Per Annum
- Forming Part of an established commercial quarter in Shrewsbury

Unit 1 Grange Business Park, Lancaster Road, Shrewsbury, Shropshire, SY1 3LD

The attached property comprises of a prominently located property with a structure of steel portal frame construction clad and brickwork to the elevations, sitting a cement fibre/asbestos roof cover. The property benefits from a single-story projection to the front elevation, which is constructed of brickwork sitting under a metal sheet cladding.

The property provides a Total Gross Internal Area of approximately 7,816 sq ft (726.13 m sq) with an eaves height of approximately 3 metres, and two up and over doors. The property is arranged to provide a warehouse, with offices, ancillary and welfare facilities.

Externally, the property benefits from a secure gated yard area with designated onsite parking, with a Total Site area of 0.486 acres (0.197 hectares), which is accessed from Lancaster Road.




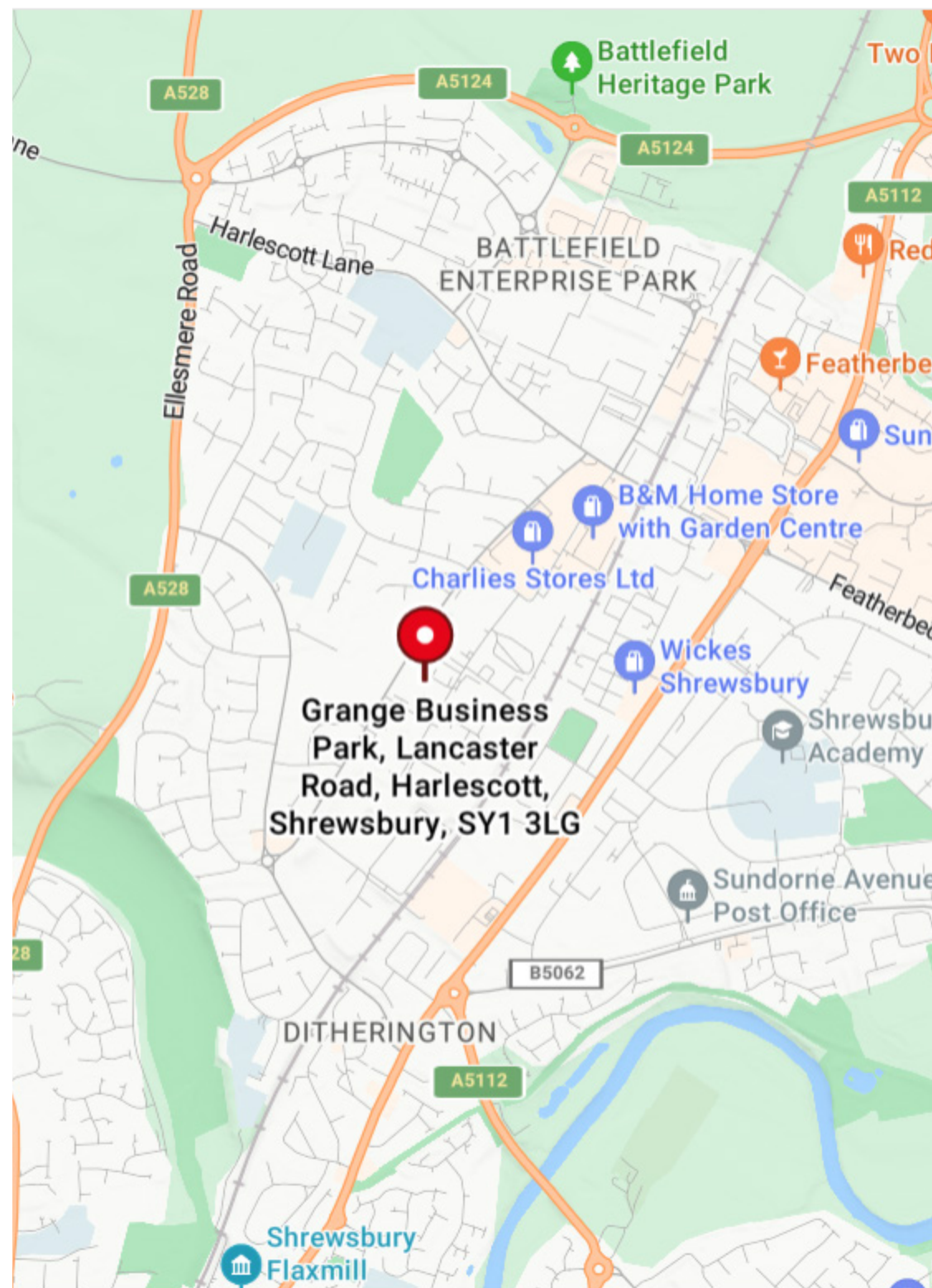
Location

The property forms part of Grange Business Park and occupies a prominent location fronting onto Lancaster Road. The property is situated on the South East side of Lancaster Road, which is accessed from Harlescott Lane.

Grange Business Park is an established commercial quarter located approximately 2 miles from the town centre of Shrewsbury, and 1 mile from the A5 Shrewsbury Bypass. The property is located within proximity of all local amenities with surrounding occupiers including Switch Thrifty, Car Rental, Spel and Boys and Boden.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 76,782 at the 2021 census. The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).

 what3words -/// farms.burst.fine



Accommodation

All measurements are approximate

TOTAL GROSS INTERNAL AREA

7,816 SQ FT | 726.13 SQ M (ARRANGED AS OFFICES WORKSHOP/ WAREHOUSE AREA AND WELFARE FACILITIES.

LARGE SECURE EXTERNAL YARD



Area Plan



Key Details

Rateable Value

£32,750

Price

Offers in excess of £475,000 (Four Hundred and Seventy-Five Thousand Pounds) (Exclusive) showing a Net Initial Yield after normal purchasers' costs of 7.97%.

VAT


The property is understood to be elected for VAT. However, it is proposed that the sale of the property proceeds as a TOGC (Transfer of a Going Concern), further details are available from the selling agents.

EPC

B (42)

Local Authority

Shropshire Council
Shirehall, Shrewsbury
SY2 6ND

 0345 678 9000

 <https://next.shropshire.gov.uk/>

Services

(Not tested at the time of inspection)

All mains services are understood to be connected to the unit, including three phase electricity.

Planning

Prospective Purchasers should rely on their own enquiries.

The property is understood benefit from planning consent for use class E or B8 under the Town and Country Use Classes Order 1987.

The site offers asset management potential and future potential development.

Legal Costs

Each party is to bear their own legal costs in relation to the transaction.

Tenure

The site is offered for sale freehold subject to the occupational tenancy to proprietors of Hybond:

Term	6 year lease from 1st April 2023
Rent	£39,500
Repairing Obligations	Full Repairing and Insuring Terms
Landlord and Tenant Act	Lease is inside the Landlord and Tenant Act 1954 Part 2

A copy of the lease is available upon request by the agent.


The property is held under the ownership of part of Title Number SL834365.


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 over 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 any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

Halls


Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:


James Evans

 07792 222 028


 james.evans@hallsgb.com


Simon Cullup-Smith

 07999 595 885

 simon.cullupsmith@hallsgb.com

Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

