

FOR SALE/TO LET
TRADE COUNTER/
COMMERCIAL UNIT

UNIT 5, THE OAKS BUSINESS PARK,
KNIGHTS WAY, SHREWSBURY,
SHROPSHIRE SY1 3TJ

Halls

COMMERCIAL



TRADE COUNTER/COMMERCIAL UNIT

- Prominent trade counter/commercial unit located in the sought after commercial quarter of Battlefield in the town of Shrewsbury
- Flexible accommodation currently arranged to provide a Total Gross Internal Floor Area of 9,556 sq ft (887.69 m sq) including mezzanine
- Eaves height of 7 metres

RENT: £45,000 per annum (Exclusive)

PRICE: £600,000 (Exclusive)

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LOCATION

The property is prominently situated fronting onto Knights Way in the established commercial quarter of Battlefield Enterprise Park. Knights Way is the main spinal road serving Battlefield Enterprise Park and the property is located within easy reach of the M54 (A5) link road, which provides easy access to the national road network. The surrounding occupiers include Audi, T J Vickers Car Dealership and Alan Ward Furnishings.

DESCRIPTION

The property comprises a high quality trade counter/commercial unit currently providing a Total Gross Internal Floor Area of approximately 9,556 sq ft (887.69 sq m).

The property is presently arranged to provide 6,062 sq ft (563.12 sq m) on the ground floor, with the first floor offices/mezzanine arranged to provide approximately 3,494 sq ft (324.57 sq m).

Internally the property is arranged to provide a trade counter/showroom/warehouse/production area on the ground floor and offices and stores and welfare facilities on the first floor.

The property has an eaves height to the main structure approximately of 7 metres. The property is of steel portal framework clad in profile sheeting and benefiting from full height up and over doors to the left hand elevation of the property and the front elevation of the extension.

Externally the unit benefits from a car park and service forecourt area, which is accessed directly via a shared access from Knights Way.

The quality of the building can only be fully appreciated by undertaking an internal inspection of the property.

The property would lend itself to a variety of commercial uses.

ACCOMMODATION

(All measurements are approximate)

Ground Floor

Total Gross Internal Ground Floor Area:

6,062 sq ft (567.12 sq m)

First Floor

Total Gross Internal Floor Area Offices and Welfare:

1,115 sq ft (103.63 sq m)

Mezzanine

Total Gross Internal Ground Floor Area of Mezzanine:

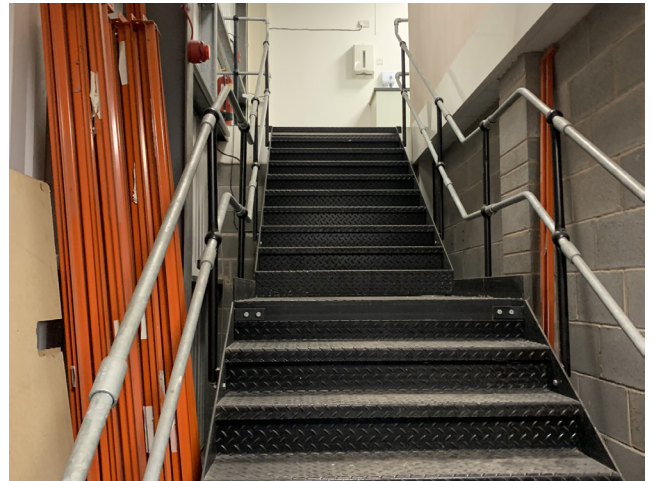
2,379 sq ft (220.99 sq m)



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PLANNING

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

The premises are understood to benefit from Use Class B of The Town & Country Use Classes Order 1987. The property is located in the employment area of Shrewsbury.

The premises lend themselves to a variety of potential commercial business uses, subject to the receipt of the relevant statutory consents.

SERVICES

(Not tested at the time of our inspection)

It is understood that all mains services are connected to the unit.

EPC

To order

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs in relation to the granting of the lease.

In respect of any sale each party to bear their own costs.

TENURE

The property is available to let on a Tenants Full Repairing and Insuring Lease for a term to be negotiated. There will be rent reviews at three yearly intervals.

The property is available for sale long leasehold on a 999 year term at peppercorn, with vacant possession from the end of Feb 2020.

Further details are available from the sale agents upon request.

RATEABLE VALUE

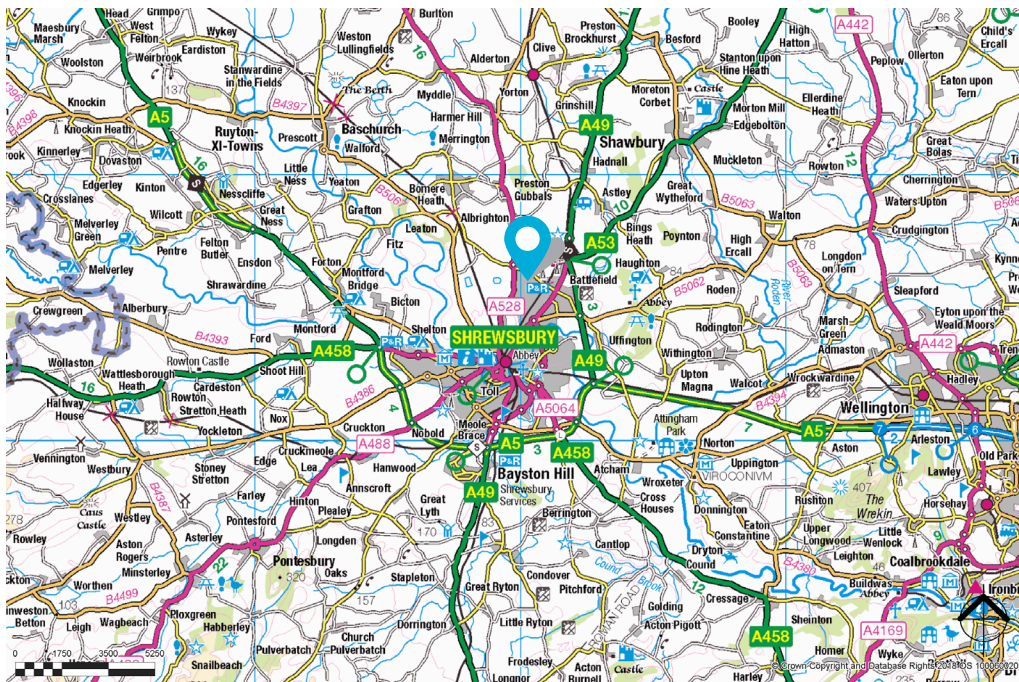
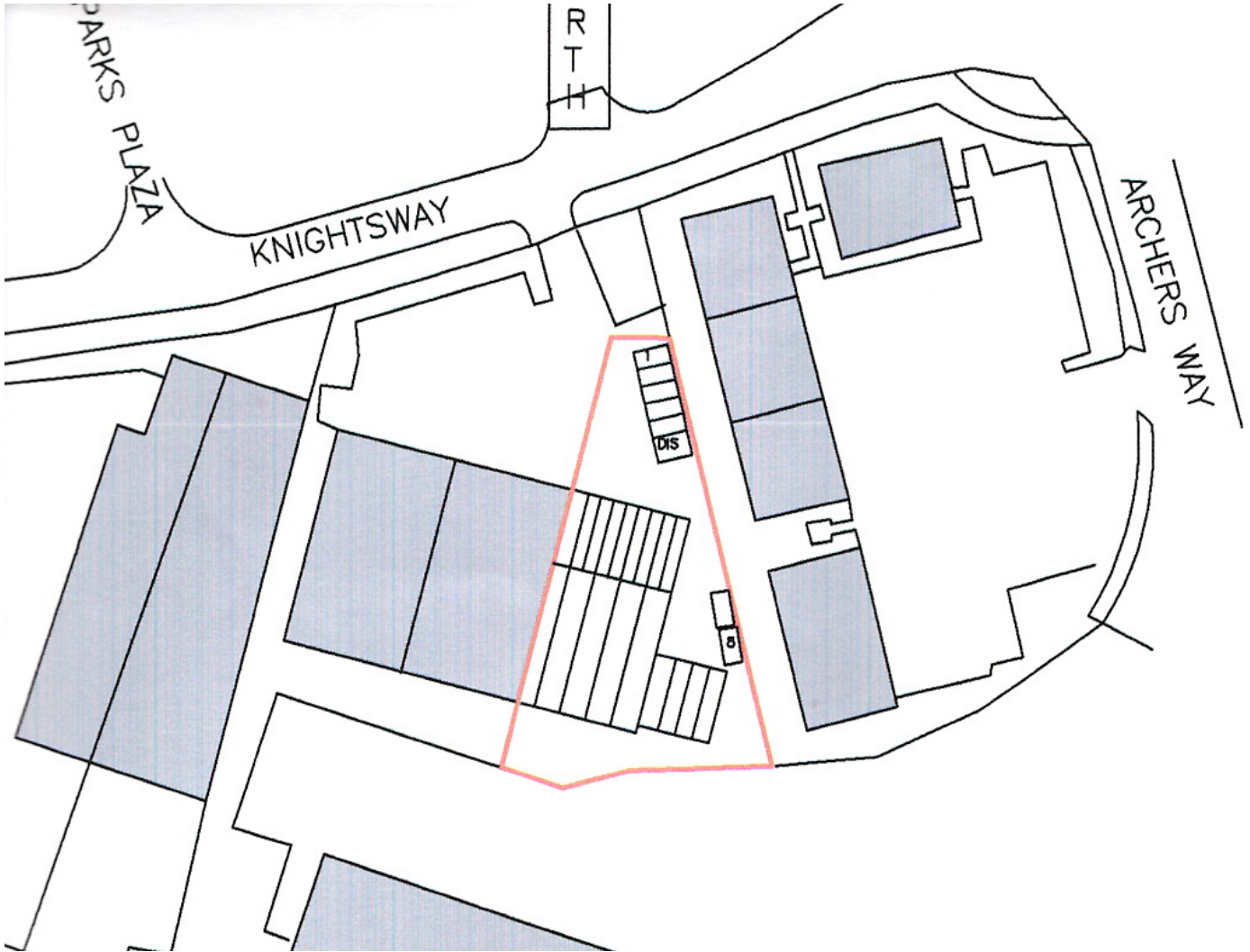
We have made non verbal enquiries to the Local Authority and have been advised as follows:

| | |
|----------------|---------|
| Rateable Value | £37,000 |
| Rates Payable | £18,648 |

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RENT

£45,000 per annum (Exclusive)

The rent is to be paid quarterly in advance by standing order exclusive of VAT.

PRICE

Offers in the region of £600,000 (Exclusive)

VAT

The property is understood to be elected for VAT.

LOCAL AUTHORITY

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

Telephone: 0345 678 9000

VIEWING

Strictly by prior arrangement with the agent. For more information or to arrange a viewing please contact:

James Evans - 07792 222 028
E: james.evans@hallsgb.com

Huw Bevan - 07795 486 267
E: huwb@hallsgb.com

Sarah Davies
E: sarahd@hallsgb.com

Lucy Wilde
E: lucyw@hallsgb.com



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RICS

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property
professionalism
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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 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.

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