

**FOR SALE**

**FREEHOLD COMMERCIAL PROPERTY WITH YARD AREA**



**PRICE:  
OFFERS IN THE REGION OF  
£1,478,000 (EXCLUSIVE)**

A UNIQUE OPPORTUNITY TO ACQUIRE A FREEHOLD COMMERCIAL INDUSTRIAL UNIT IN THE SOUGHT-AFTER COMMERCIAL AREA OF SHREWSBURY

**UNIT 9, NINE BRIDGES INDUSTRIAL/COMMERCIAL PARK, SHREWSBURY, SHROPSHIRE, SY1 3AS**

- Net Internal Floor Area of 19,205 sq ft (1,784 m sq)
- Eaves height approximately 10 metres
- Total Site Area 0.68 acres (0.27 hectares)

### SUMMARY

- Net Internal Floor Area 19,205 sq ft (1,784 m sq)
- Total Site Area 0.68 acres (0.27 hectares)
- Suitable for a variety of uses subject to planning
- Vacant possession
- Situated in the sought-after commercial quarter of Shrewsbury

### DESCRIPTION

The property comprises of an end of terraced Commercial unit with a Net Internal Floor Area of 19,205 sq ft (1,784 m sq) sitting on a Total Site Area of approximately 0.68 acres (0.27 hectares) which is accessed from an estate road off Harlescott Lane.

The unit has an eaves height of approximately 10 metres and is of steel framework clad in part brickwork, part profile sheeting and part corrugated cement fibre sheeting. To the front of the unit is a concrete surfaced yard area. The unit would lend itself ideally to storage and distribution and manufacturing purposes.



## SITUATION

The property forms part of Nine Bridges Industrial Park within the Battlefield Enterprise Park, which is the premier commercial quarter serving the town of Shrewsbury.

The property is located approximately 2 miles north east of the town centre of Shrewsbury. Shrewsbury is the County Town of Shropshire.

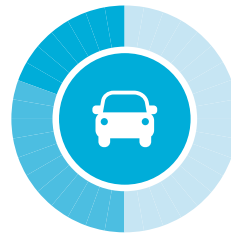
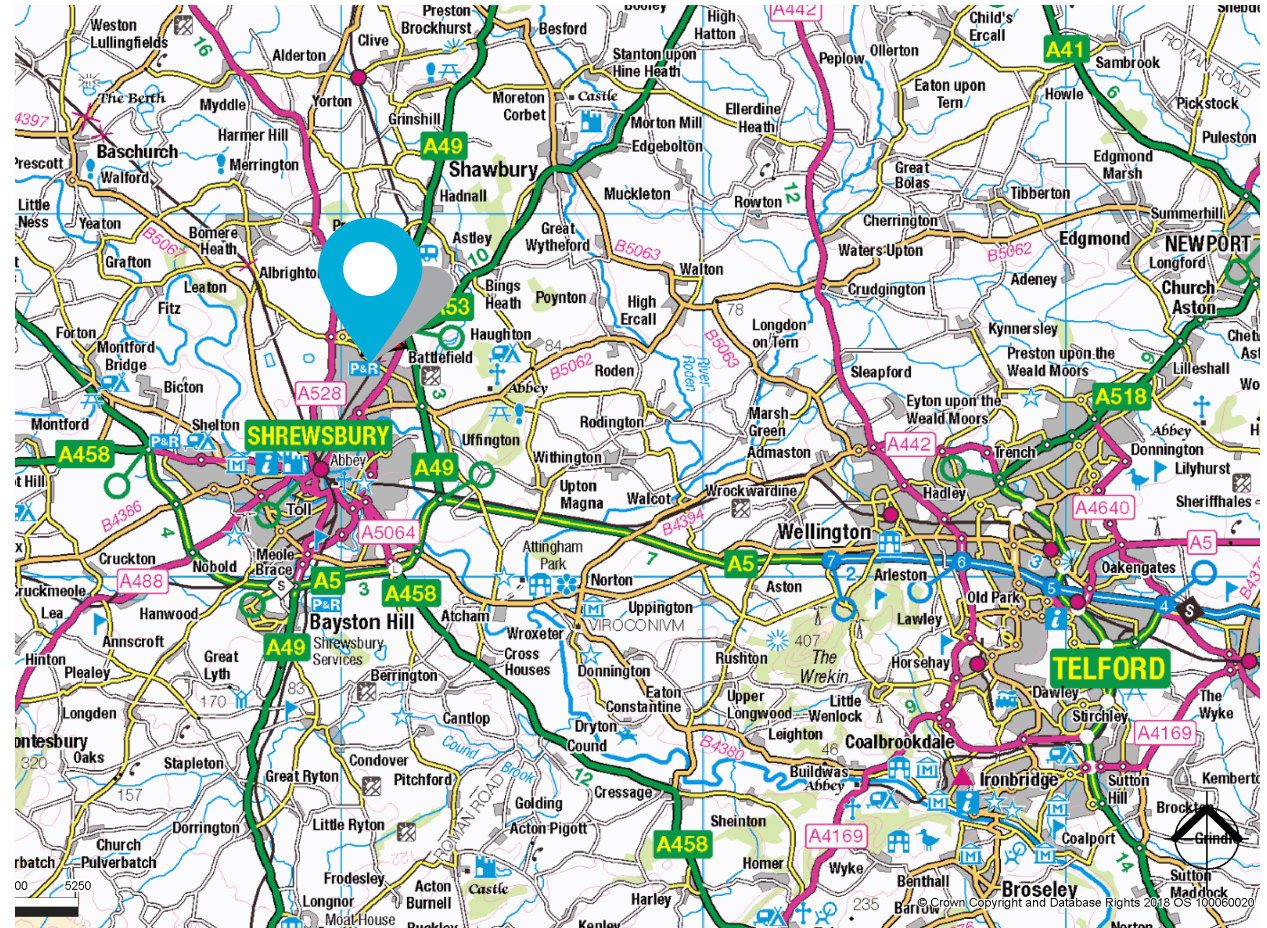
The property is located in area of mixed development with surrounding occupiers including car dealerships, trade counter units, other roadside occupiers as well as properties in general commercial use.

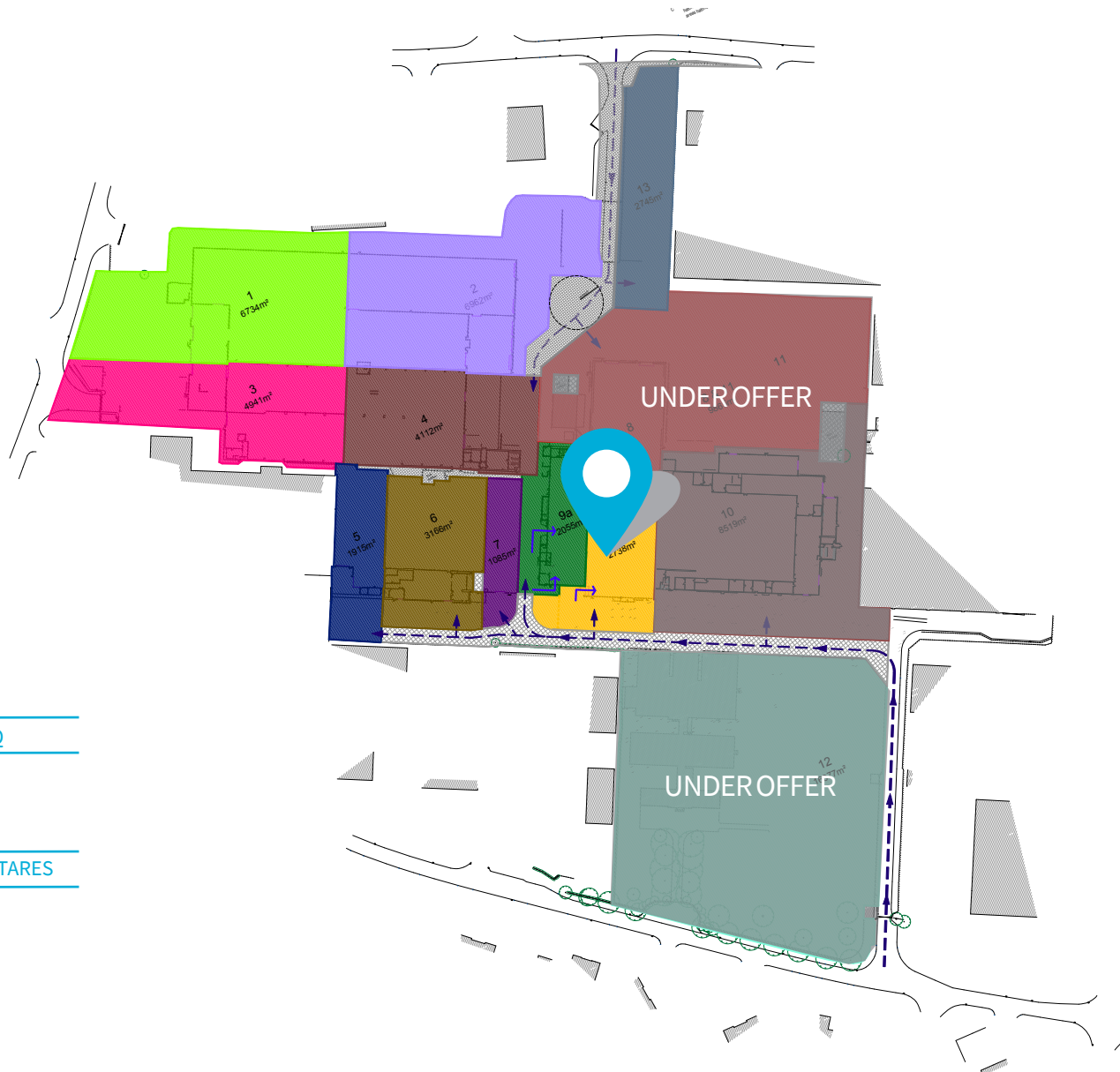
The surrounding occupiers to the site include the VW Car dealership, Ford Furrows Car Dealership and Plumb Center, Travis Perkins, Edmundson Electrical and the Mercedes Car Dealership, as well as the popular Longbow Close office development.

The site is located within easy access of the A5124, which provides access to the A49/M54 Link Road and access to the national motorway network.

Shrewsbury is the County Town of Shropshire and had a population of 78,105 at the 2011 Census and has a very significant catchment population.

Shrewsbury is an administrative and tourist centre and is located approximately 48 miles west of the City of Birmingham, 43 miles south of the city of Chester and 16 miles west of the town of Telford.

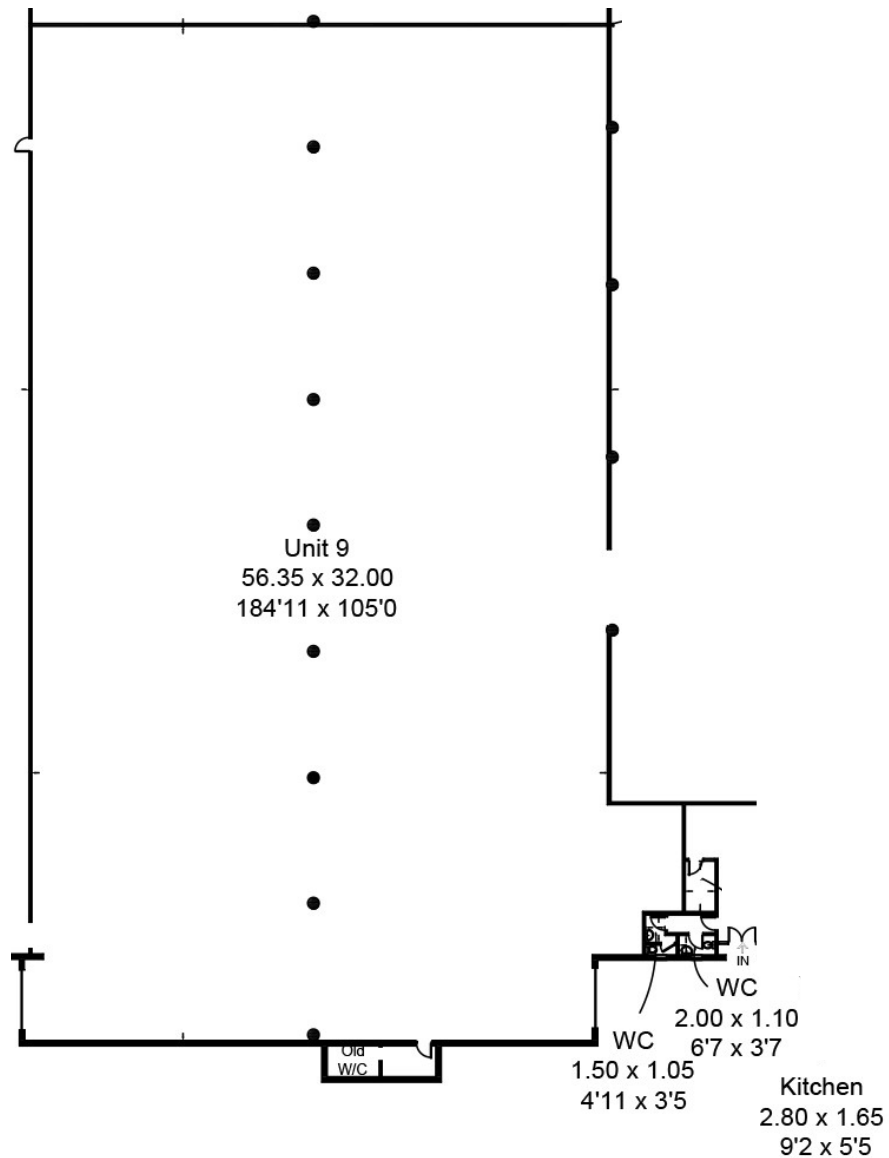




ACCOMMODATION

(All measurements are approximate)

	SQFT	MSQ
NET INTERNAL FLOOR AREA	19,205	1,784
	ACRES	HECTARES
TOTAL SITE AREA	0.68	0.27



### SERVICES

(Not tested the purchasers should rely on their own enquiries)

The property is understood to benefit from all services (including the provision of three phase electricity).

There are a variety of electricity substations on the site.

Further information is available from the selling agents upon request.

### PRICE

Offers are invited in the region £1,317,000

### PLANNING

Prospective purchasers should make their own enquiries to the Local Planning Authority.

The property is located in the local authority of Shropshire Council.

The site is understood to benefit from planning consent for commercial use falling within Use Class B of The Town and Country Use Classes Order 1987.

Further details are available from the selling agents.

The property is located in an area of mixed development and the property could lend itself to a variety of alternative uses, subject to the receipt of the relevant statutory consents.

## TENURE

The property is Freehold with Vacant possession.

A service charge maybe payable for common access roads and services further details upon request from the selling agents

## RATEABLE VALUE

Prospective purchasers are recommended to make their own enquiries.

The property is to be reassessed.

## EPC

TBC

## LEGAL COSTS

Each party is to be responsible or their own legal costs in respect of the sale of the property.

## FINANCIAL ACT

Any intending purchaser should satisfy themselves independently as to VAT in respect of the transaction.

It is understood that the property is elected for VAT.

All figures within these particulars are quoted exclusive of VAT.

## SPECIFIC PROPERTY INFORMATION

An information pack relating to the property is available to prospective purchasers upon request from the selling agents

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND  
Telephone: 0345 678 9000



## VIEWING

Strictly by prior arrangement with the sole selling agents.

For more information or to arrange a viewing please contact:



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