

FOR SALE

Plot A, Upton Farm, Upton Lane,
Shifnal, TF11 9HF

Halls¹⁸⁴⁵

COMMERCIAL



A rare opportunity to acquire a substantial commercial unit on the edge of the town of Shifnal

- Commercial premises known as Plot A up to farm buildings
- Total Gross Internal Floor Area of approximately 14,400 sq ft (1337.80 sq m)
- Total Site Area 0.493 acres (0.199 hectares)
- Suitable for owner occupation or investment

Price: Offers in the region £245,000 (Exclusive)

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01743 450 700

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DESCRIPTION

The property comprises of semi detached commercial unit providing a total gross internal Floor Area of 14,400 sq ft (1337.80 m sq). The commercial unit is of steel portal framework, clad in part profile steel sheeting and part Yorkshire boarding. The unit has an eaves height of approximately 3.42 metres and to the unit there are three up and over doors, with widths ranging from 3.72 metres. The premises have the benefit of a metalled yard area. There is access to the property from Upton Lane and via a shared access road off the A464.

LOCATION

The property forms part of Upton Farm and is located on the eastern edge of the town of Shifnal. The property is located just off Upton Lane. Shifnal is an established market town where all local amenities are available. The town has a population of at the census. The close proximity to junction 4 of the M54. The property is approached from the via a shared access road and from Upton Lane.

ACCOMMODATION

(All measurements are approximate only)

Total Gross Internal Floor Area	14,400 sq ft (1337.8 m sq)
Total Site Area	0.493 acres (0.199 ha)

PRICE

Offers in the region £245,000 (Exclusive)

RATABLE VALUE

Prospective purchasers are to make their own enquiries.

TENURE

The premises are offered for sale freehold, Title Number SL210655, with vacant possession.

EPC

To order.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICES

(Not tested at the time of our inspection).

We understand the property benefits from a mains electricity supply.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT Telephone: 01952 380000

FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is elected for VAT. All figures in these particulars are quoted exclusive of VAT.

VAT

All figures and prices quoted are exclusive of VAT. It is understood that the property is not elected for VAT.

PLANNING

Prospective purchasers are to make their own enquiries. We understand that the premises benefit from planning consent for commercial use by way of established use. The premises have been used for commercial purposes in excess of 20 years, with uses falling within the use Class B, within the Town and Country Planning Act 1987.

TENANCIES

The property is currently subject to a variety of existing leases/licences as detailed below:

Unit A	7 year term at £5,040 per annum
Unit B	In use as caravan storage, income £7,300 per annum
Unit C	7 year term at £2,500 per annum
Yard	£5,540 per annum

The property is currently producing a gross rent of £20,380 per annum.

Vacant possession of the property can be secured or the property can be acquired with the existing tenancies/licences in existence. Further details from the selling agents upon request.

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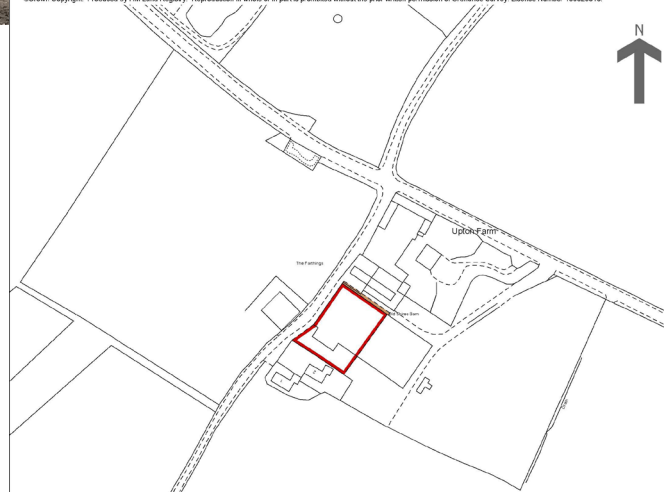


HM Land Registry
Official copy of
title plan

Title number **SL210655**
Ordnance Survey map reference **SJ7506SE**
Scale **1:2500**
Administrative area **Shropshire**



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