



TO LET (AS A WHOLE OR IN TWO PARTS)

RENT: £42,500 per annum (Exclusive)

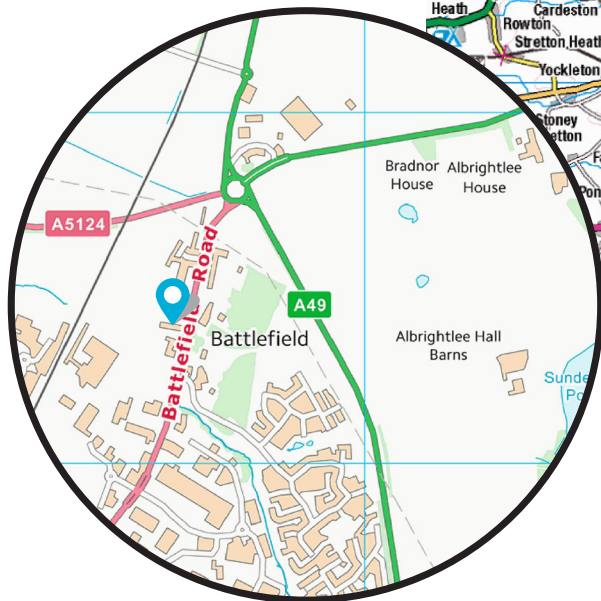
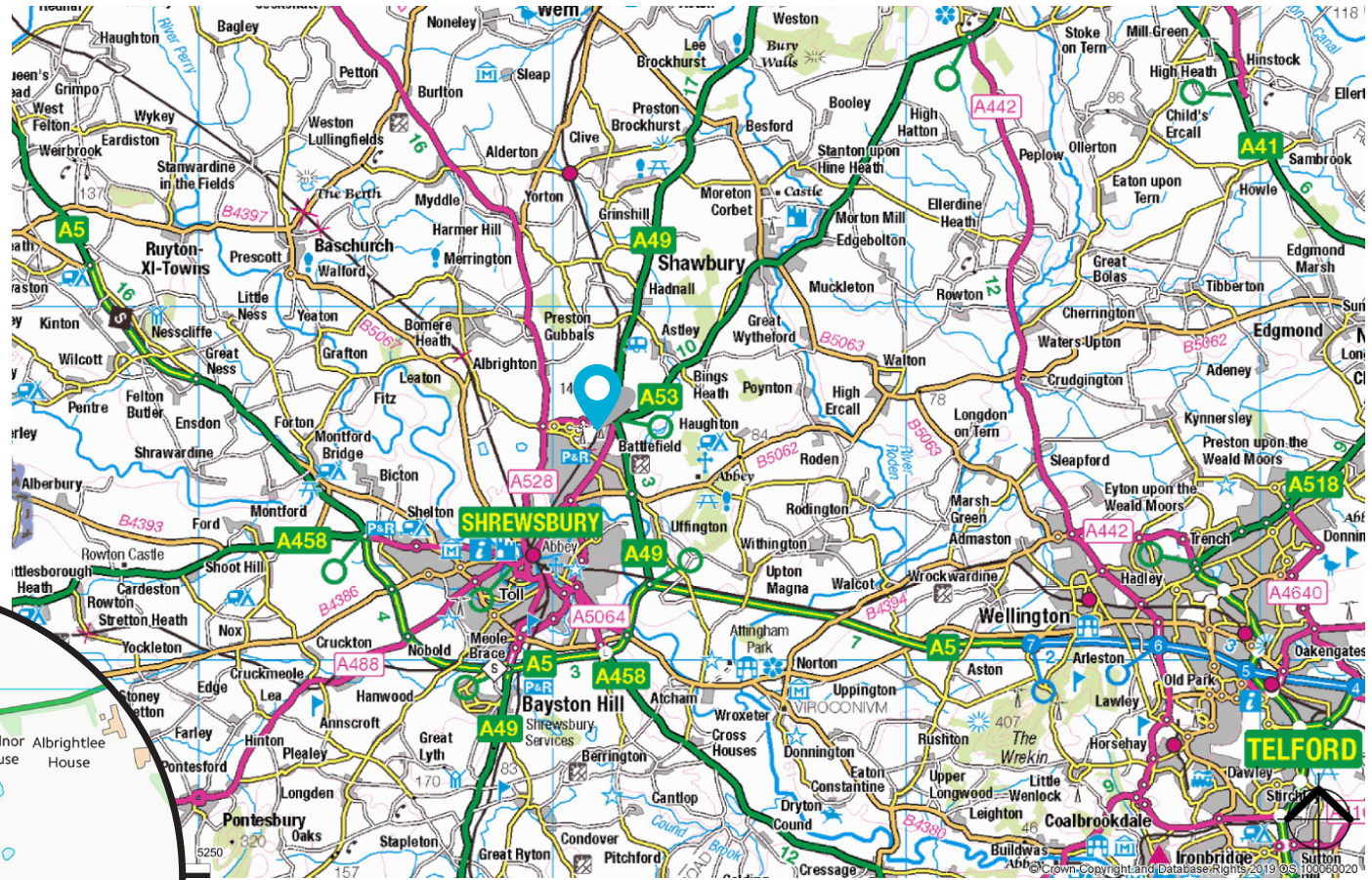
PROMINENTLY SHOWROOM/TRADE COUNTER (SUBJECT TO STATUTORY CONSENTS) WITH A TOTAL SITE AREA OF APPROXIMATELY 0.71 ACRES (0.29 HA)

31 Battlefield Road, Shrewsbury, Shropshire, SY1 4AB

- A detached prominently positioned showroom with a vehicle workshop
- Significant road frontage onto Battlefield road
- Surrounding occupiers including Tesco, McDonalds, BMW Rybrook and the Red Lion (Sizzling Pub)
- Total accommodation of approximately 6710 sq ft (623.34 sq m)
- Suitable for a variety of uses - subject to planning
- Available as a whole or two parts

SUMMARY

- Showroom, workshop and ancillary accommodation extending to approximately 6710 sq ft (623.34 sq m)
- Generous on site car parking forecourt area
- Prominent Roadside location with frontage onto Battlefield Road
- Surrounding occupiers include Tesco, McDonalds, BMW Rybrook and The Red Lion (Sizzling Pub)
- Suitable for a variety of Showroom of uses - subject to planning
- Located in the sought after County Town of Shrewsbury



Shrewsbury to Telford	15 miles	Liverpool Airport	68 miles
Shrewsbury to Oswestry	18 miles	Manchester Airport	77 miles
Shrewsbury to Chester	44 miles	Heathrow Airport	157 miles
Shrewsbury to Birmingham	48 miles		
Shrewsbury to Liverpool	64 miles	Shrewsbury to London	2 hrs 31 m
Shrewsbury to London	169 miles		



LOCATION

The property is situated fronting on to Battlefield Road, which serves as the main arterial road into Shrewsbury Town Centre from the North and East of the County.

The property is situated in a quarter of Shrewsbury which has mixed retail, leisure and car dealership surrounding uses. The occupiers within proximity include Tesco, McDonalds, BMW Rybrook and The Red Lion (Sizzling Pub).

Shrewsbury is the county town of Shropshire, where all local amenities are available. The town had a population of 71,715 at the 2011 census with a significant catchment population. Shrewsbury is located approximately 48 miles west of the City of Birmingham and approximately 44 miles south of the City of Chester.

DESCRIPTION

The property provides a detached premises comprising of a showroom with vehicle workshop. The property benefits from a forecourt area which has until now been used for car sales.

The property provides a building providing Total Accommodation of approximately 6710 ft sq (623.34 m sq). The property has a glazed showroom at the front and there is a tarmacked forecourt area.

The property can be let as a whole or as two parts comprises of the showroom and the vehicle workshop. Further details are available from the letting agents upon request.

ACCOMMODATION

(All measurements are approximate)

	m sq	sq ft
TOTAL GROSS INTERNAL AREA (COMPRISING OF A SHOWROOM OF 3,772 SQ FT (350.40 M SQ) AND A VEHICLE WORKSHOP OF 2,938 SQ FT (272.92 M SQ))	623.34	6710



TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of Term by negotiation. There will be rent reviews 3 yearly.

RENT

£42,500 (exclusive) per annum for the whole property.

£26,500 (exclusive) per annum for the showroom.

£18,000 (exclusive) per annum for the workshop.

EPC

D(87)

SERVICES

(Not tested at the time of our inspection)

The property is understood to benefit from all mains services.

RATEABLE VALUE

The rateable value for the existing Car Showroom is £42,750. This will be reassessed for alternative uses or if the property is separated. Further details are available from the letting agents upon request.

Prospective tenants are recommended to make their own enquires.

PLANNING

It is understood that the property has planning consent for its previous use as a car showroom which is a Sui Generis Use under The Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to planning.

The property is in the planning authority of Shropshire Council.



LEGAL COSTS

The incoming tenant is responsible for the Landlord's costs incurred in respect of the granting of the lease of the property.

FINANCIAL ACT

Any intending tenant should satisfy themselves independently as to VAT in respect of the letting.

It is understood that the property is elected for VAT. All figures within these particulars are quoted exclusive of VAT.

LOCAL AUTHORITY

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

VIEWING

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

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