# **PROMINENTLY LOCATED CAR GARAGE**



**PRICE:** Offers in the region of £600,000 (Exclusive) including stock to be agreed

# SUBSTANTIAL ROADSIDE FORMER CAR REPAIRS/ PARTS AND CAR SALES SHOWROOM FRONTING ONTO SHREWSBURY RD, MARKET DRAYTON

FORMER DRIVE MOTOR PARTS, SHREWSBURY MOTOR PARTS, MARKET DRAYTON, TF9 3EW

- Site area 0.45 acres (0.18 hectares)
- Total Gross Internal Floor Area of 538.5 sq m (5,797 sq ft)
- Freehold property which has been used until recently for car servicing and repairs and vehicle parts sales
- High profile position on Shrewsbury Road, Market Drayton

# PROMINENTLY LOCATED CAR GARAGE

- Suitable for alternative, uses subject to planning
- High profile location
- Nearby occupiers include Sainsburys, One Stop, The Kings Head Inn and Gills Puddings

### SITUATION

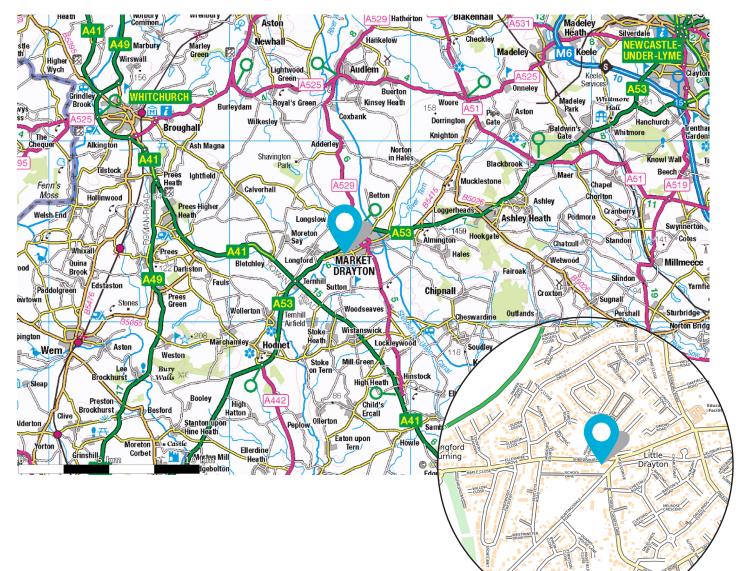
The property is prominently located on Shrewsbury Road one of the main arterial routes into the centre of Market Drayton.

The total population of Market Drayton is 11,773 (2011 census), which is an increase of 8.1% on the 2001 figure and indicates that the town is growing faster than the county average and major employers in the town include Müller and Kerry Group.

Market Drayton is a north Shropshire market town, located approximately 20 miles north east of Shrewsbury, 14 miles south west of Newcastle-under-Lyme and 22 miles north of Telford.

The town benefits from excellent road communications being located on the A53, which connects Newcastle-under-Lyme with Shrewsbury.

The town is seeing significant inward investment in areas such as Tern Valley Business Park.



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#### DESCRIPTION

The property is currently arranged to provide a large forecourt area, a parts showroom, a further showroom/ office and workshops to the rear.

The property also benefits from a mezzanine with storage at first floor level and kitchen and WC facilities. The Gross Internal Area of the buildings on site is approximately 538.5 sq m (5,797 sq ft).

The property benefits from a substantial site of approximately 0.45 acres (0.18 hectares) which is freehold.

The property currently comprises of an MOT Bay and vehicle workshops with ramps. The property also benefits from a CCTV system, LED lighting throughout and has glass frontage, translucent sky lights and steel profile sheeting with render and clad.

The large forecourt and secure rear compound provide a substantial amount of parking space. The site would suit a range of commercial uses (subject to statutory consents).





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#### ACCOMMODATION

(All measurements are approximate only.)

TOTAL	538.5	5,797
Offices and WC	5.56	59.8
Warehouse 2 (3 bays)	118.3	1,276
Warehouse 1	55.02	592
First Floor Stores	127	1,369
Offices	70.3	757
Main Sales Area	162	1,743
	M SQ	SQ FT





#### PLANNING

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

Use Class E of the Town and Country Use Classes Order and may suit a variety of commercial uses subject to statutory consents.

The property would lend itself to a variety of uses subject to the receipt of relevant statutory consents.

#### TENURE

The property is available freehold for sale. The property is currently held under title number SL129563.

The vendor may consider a letting.





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#### VAT

Prospective parties should rely on their own enquiries. We are advised that the property is not elected for VAT.

#### **RATEABLE VALUE**

We have made verbal enquiries to the local charging authority and we advised as follows:

Rateable Value 2023/24	£27,250
Rates Payable 2023/24	£13,598

Interested parties should make their own enquiries to the local authority.



#### LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

#### SERVICES

Not tested at the time of our inspection.

Mains water, drainage and electricity are connected to the property.

#### EPC

Energy rating: E Date of expiry: 10th March 2024 Certificate number: 0330-0834-0379-6107-1006

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#### PRICE

Offers in the region of £600,000 (six hundred thousand pounds) exclusive of any VAT to include fixtures and fittings and stock within.

Lists of stock and fixtures and fitting available by request from the agents.

#### 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

#### **Ellie Studley**

07538 912 096 E: harriets@hallsgb.com

#### **Commercial Department**

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Halls

COMMERCIAL

IMPORTANT NOTICE Hails have advised their clients on the Code of irraducter of commercial Leases in England and wates. Hail for them selves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) Thes particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair descript 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 formaking his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give in reproperty at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any pla refor identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that ny necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these naters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the slevant Planning Authority.