

FOR SALE
(MAY LET)

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

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

SITUATION

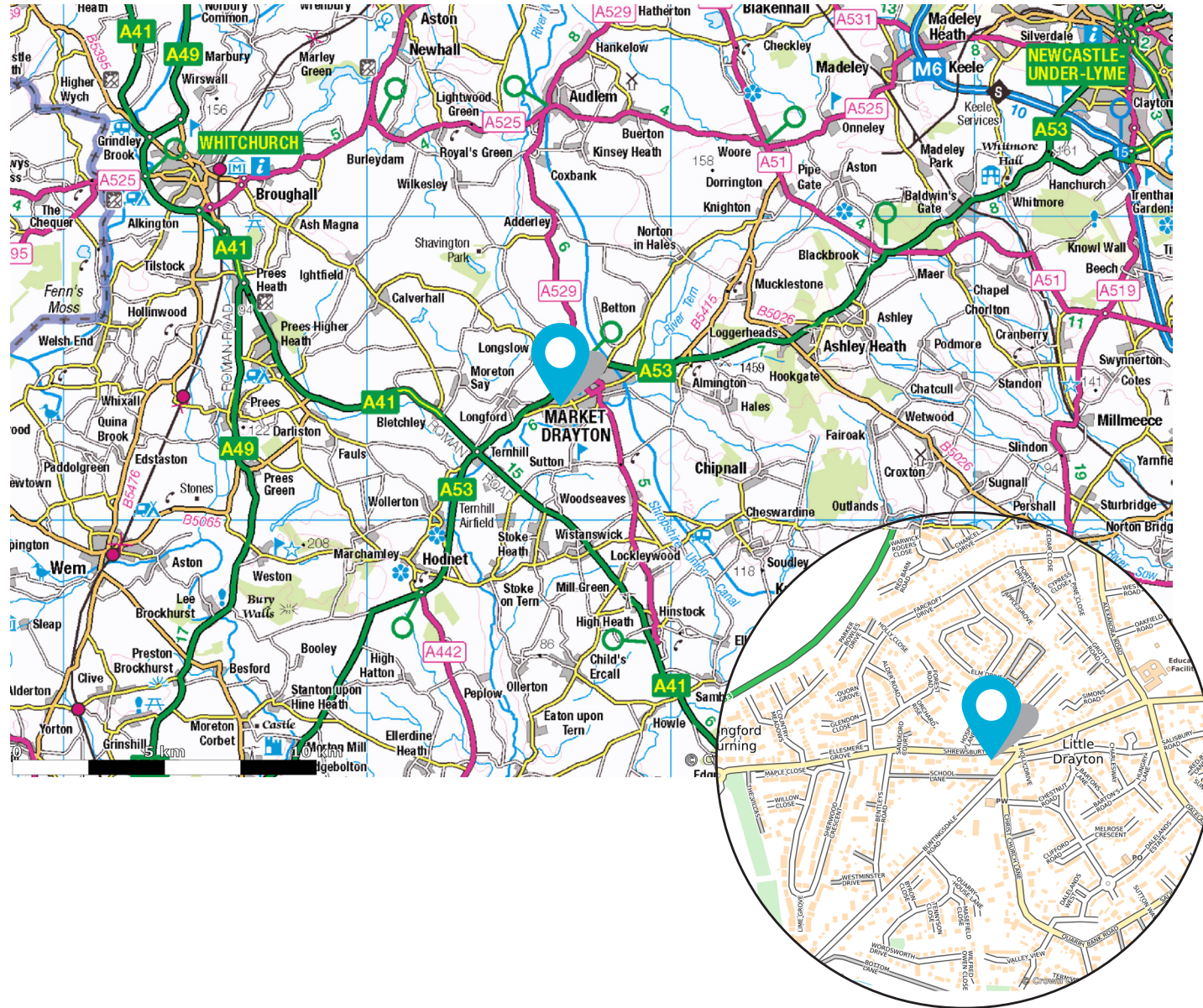
The property is prominently located on Shrewsbury Road one of the main arterial routes into the centre of Market Drayton.

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.





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).

ACCOMMODATION

(All measurements are approximate only.)

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



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.





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



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 :

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