



**TO LET - FORMER GARDEN CENTRE**

**SHAWBURY GARDEN CENTRE, EDGEBOLTON, SHAWBURY, SHROPSHIRE, SY4 4EL**



# KEY POINTS

# 5.435

ACRES

TOTAL SITE AREA



FORMER GARDEN CENTRE


SUITABLE  
FOR A  
VARIETY  
OF  
COMMERCIAL  
USES

ALL MEASUREMENTS ARE APPROXIMATE




RENT  
ON  
APPLICATION

James Evans

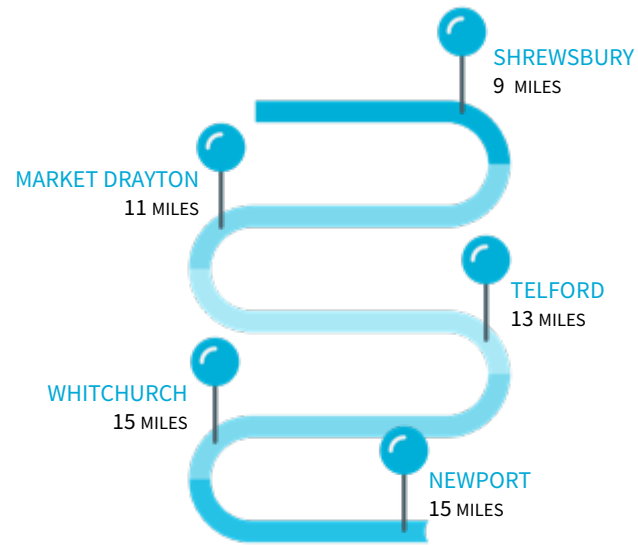
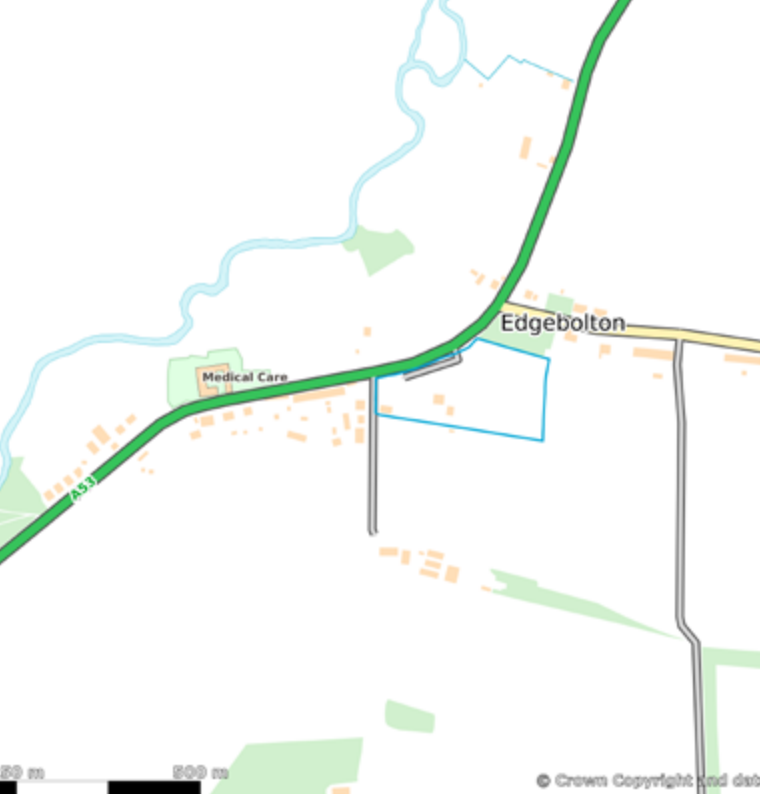
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## LOCATION

The property is prominently located fronting onto A53 in Edgebolton on the edge of the village of Shawbury. The property has an extensive road frontage onto the A53, which serves as the main road between Shrewsbury and Market Drayton.

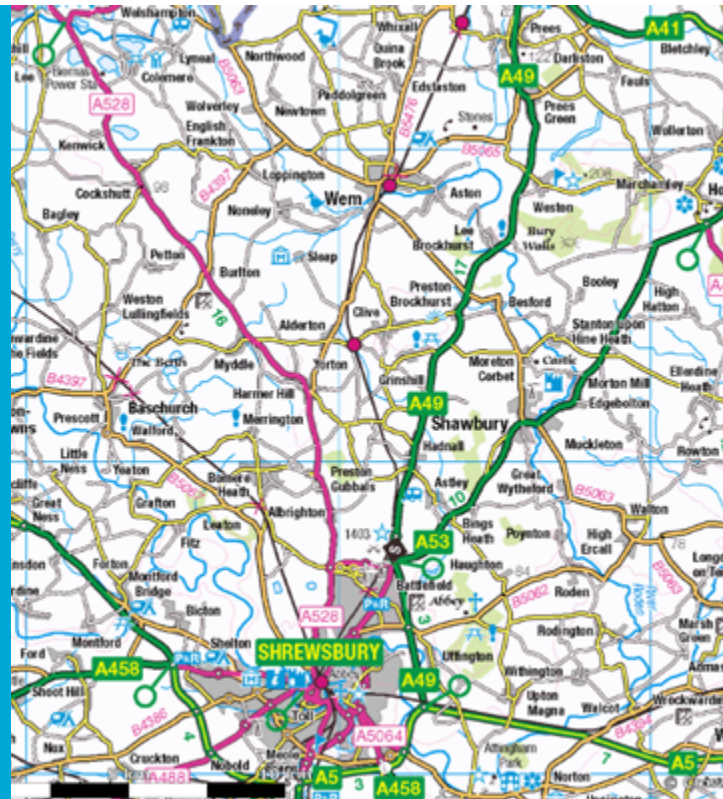
The property is located in an area of mixed development and there is access directly from the A53.

Shawbury is a village where the majority of local amenities are available. The village had a population of 2,834 at the 2021 census.

The village straddles the A53 which connects the County Town of Shrewsbury and Market Drayton. The village is located approximately 9 miles north east of the County Town of Shrewsbury and approximately 13 miles north west of Telford and benefits from good connectivity to the M54 and the national road network.



EXCELLENT  
ROAD LINKS











## DESCRIPTION

The property offers the rare opportunity to let a very prominently located property, that until recently has traded as a garden centre. Suitable for continued use as a garden centre or for a variety of alternative commercial uses, subject to statutory consents. Currently arranged to provide a tarmac and brick paver car parking area and land that is in part hardcored and part grassed, the site provides a Total Site Area of approximately 5.435 acres (2.199 hectares).

There are two detached greenhouse structures with metal framework and glazed units on the site, which have been used as the shop and also for display. They provide a Total Gross Internal Floor Area of 5,826 t sq (541.19 m sq).

Consideration would be given to allowing the greenhouses to be demolished as part of an alternative commercial use of the property, subject to the agreement of appropriate terms.

There is a detached commercial unit that is of traditional construction and has a Total Gross Internal Floor Area of approximately 1,195 ft sq ( 111.01 m sq). The unit has an eaves height of approximately 4.21 metres and a door opening with a width of approximately 4.15 metres.

There are two access points to the property and consideration would be given, subject to the agreement of terms, the letting of the property as a whole or in part.

Further, there is a 3 bedroomed detached bungalow available for letting with the property. The bungalow provides a kitchen/dinner, sitting room, three bedrooms (one with ensuite bathroom) and shower room.

A viewing of the property to appreciate its full potential is recommended. The property has significant potential for a variety of uses.

Prospective tenants should note that the café adjacent to the property has some rights of access and to parking. Further details are available from the letting agents upon request.





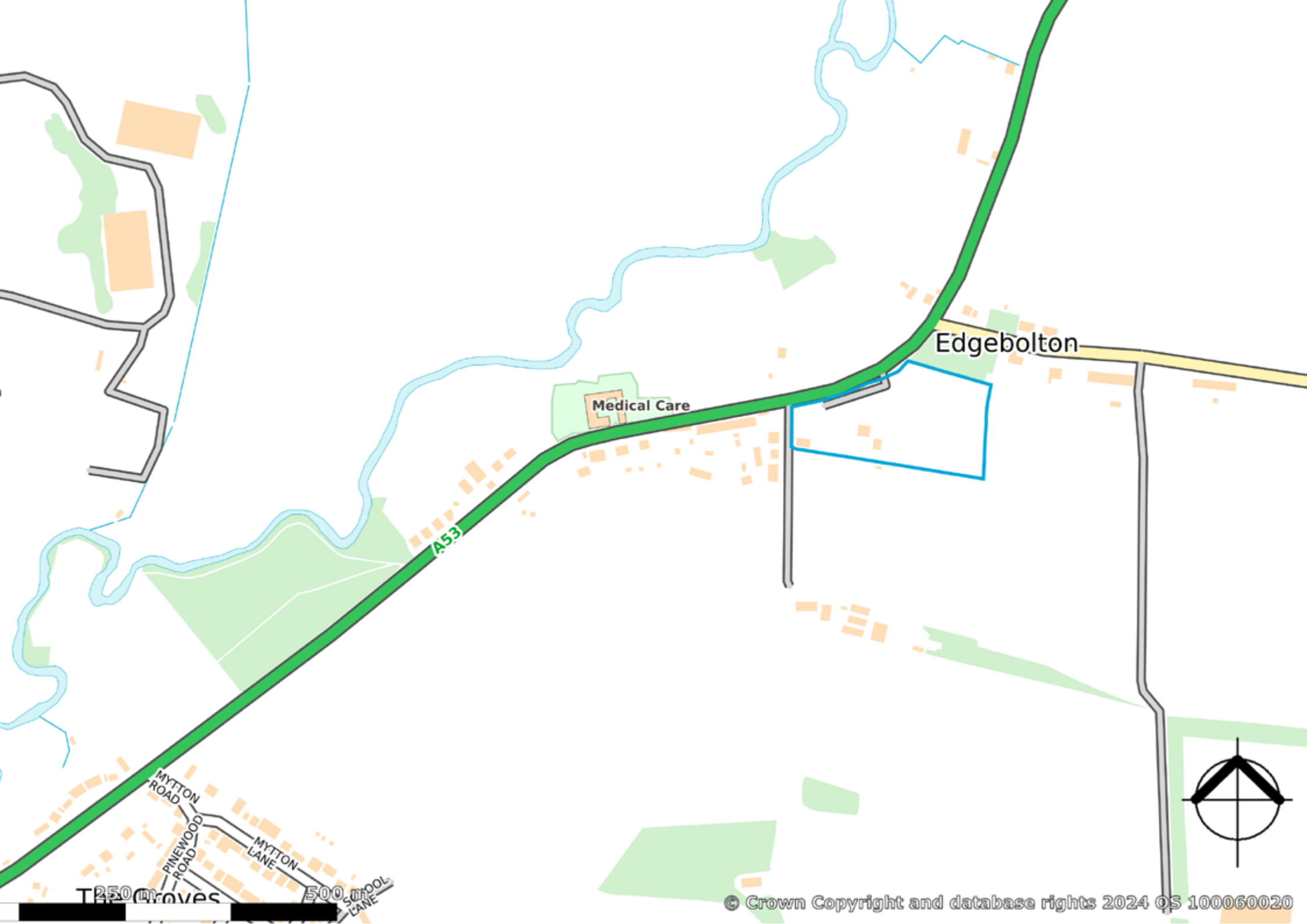


# ACCOMMODATION

All measurements are approximate.

| COMMERCIAL                      | SQ FT | M SQ   |
|---------------------------------|-------|--------|
| GREENHOUSE 1                    |       |        |
| Total Gross Internal Floor Area | 3,305 | 307.01 |
| GREENHOUSE 2                    |       |        |
| Total Gross Internal Floor Area | 2,521 | 234.18 |
| WORKSHOP                        |       |        |
| Total Gross Internal Floor Area | 1,195 | 111.01 |
| BUNGALOW                        |       |        |
| Kitchen/Dinner                  |       |        |
| Sitting Room                    |       |        |
| Shower Room                     |       |        |
| Bedroom 1                       |       |        |
| Bedroom 2                       |       |        |
| Bedroom 3 with en-suite         |       |        |
| SITE AREA                       | ACRES | HA     |
| TOTAL SITE AREA                 | 5.435 | 2.199  |





Medical Care

Edgebolton

A53

250m

500m

MYTTON ROAD

PINWOOD ROAD

MYTTON LANE

500m SCHOOL LANE



## TENURE

The property is offered to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals. The lease will be excluded from the Landlord and Tenant Act 1954 Part 2.

## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning for Use as a Garden Centre. The property would lend itself to a variety of commercial uses, subject to statutory consents.

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water and electricity are connected to the property. The property is served by a private drainage system. The residential bungalow has an oil fired central heating system.

## RENT

On application.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in the granting of the lease.

## VAT

The property is understood not to be elected for VAT. All prices and figures are quoted exclusive of VAT.

## RATES & EPC


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

| RATEABLE VALUE | RATES PAYABLE | EPC |
|----------------|---------------|-----|
| £3,450         | £1,721        | TBC |

### RATES

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND


 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

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

[Commercial Department](#)

 01743 450 700

 [commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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