



Shawbury Garden Centre

Edgebolton, Shawbury, Shrewsbury, SY4 4EL

Prominently located former garden centre with significant road frontage onto the A53, suitable for a variety of commercial uses (STSC)

**5.44 Acres
(2.20 Hectares)**

- Prominently located former garden centre with significant road frontage onto the A53
- Total Site Area 5.435 acres (2.199 hectares)
- The property currently has two greenhouse structures with a Total Gross Internal Floor Area of approximately 5,825 ft sq, which can be demolished subject to the agreement of terms.
- Three bed roomed residential bungalow available to let via separate negotiation
- Suitable for a variety of commercial uses (subject to statutory consents)

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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 hardcore 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 ft 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 bedroomeed 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.

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.

Accommodation

The accommodation comprises the following areas:

Description	Size
Site Area	5.44 Acres

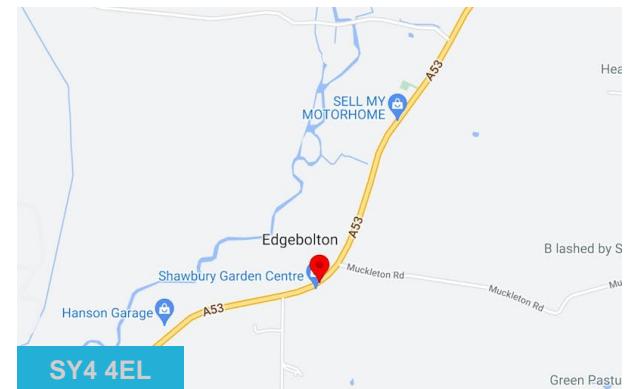
Terms

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.

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.



Summary

Available Size	5.44 Acres
Rates Payable	£1,721.55 per annum
Rateable Value	£3,450
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



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