



**FOR SALE – COMMERCIAL UNIT WITH YARD**

**CONIFER YARD | SHAWBURY PARK FARM | SHAWBURY | SY4 4JP**



## KEY POINTS

# 11,290

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA

# 0.84

ACRES

TOTAL SITE AREA



EASY ACCESS TO THE  
M54, A5 AND A53

SUITABLE FOR A VARIETY OF USES,  
SUBJECT TO STATUTORY CONSENTS

ALL MEASUREMENTS ARE APPROXIMATE





PRICE OFFERS  
IN THE REGION OF

# £500,000

(EXCLUSIVE)

James Evans


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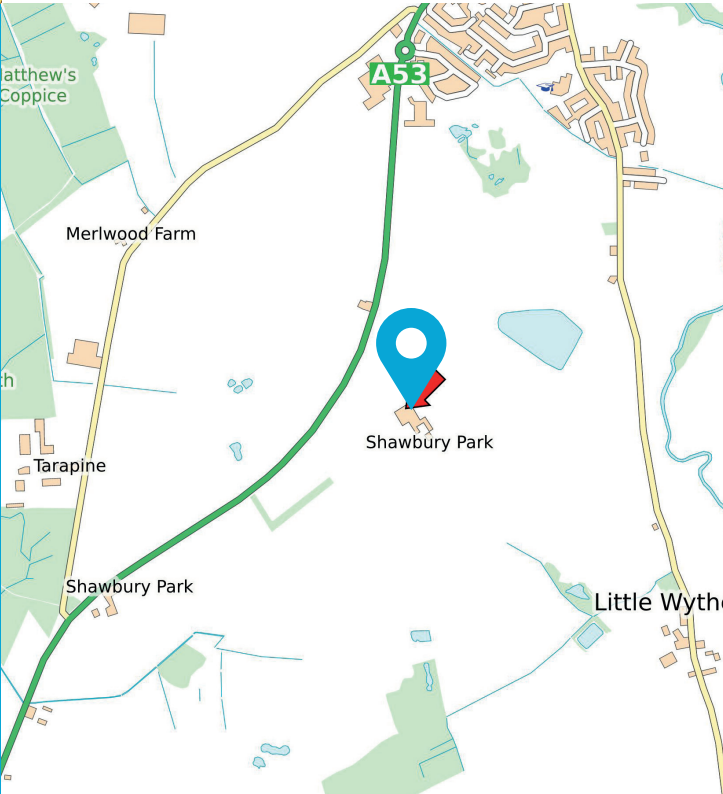
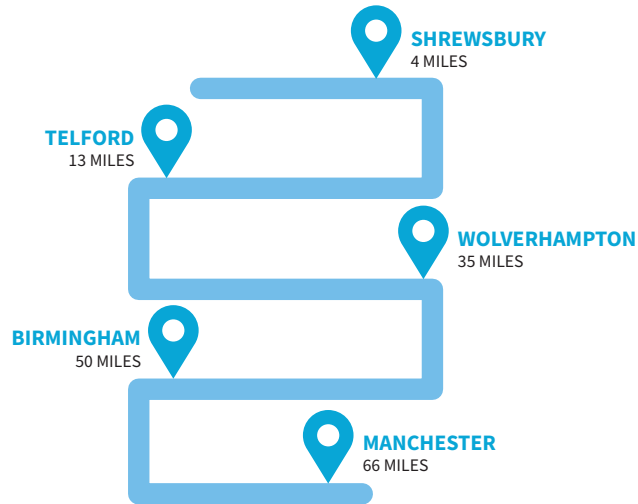
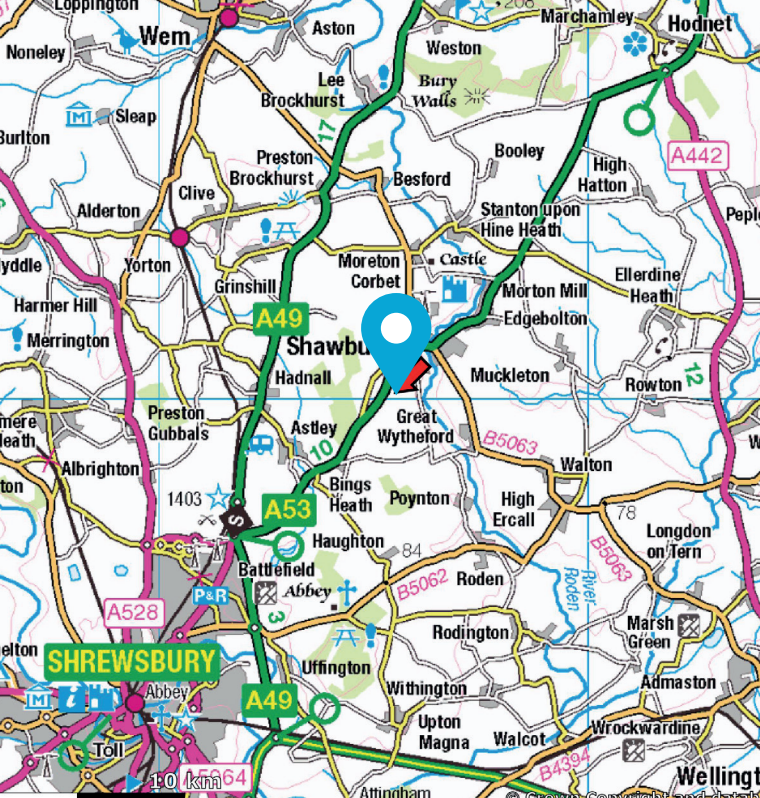
Halls

COMMERCIAL

Ellie Studley

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## LOCATION

The property is situated just off the A53 between Shrewsbury and Shawbury and forms part of the commercial development known as Shawbury Park.

Accessed by way of a shared access road off the main A53, (Shrewsbury to Market Drayton road) and situated approximately 4 miles from the county town of Shrewsbury and 12.8 miles from Market Drayton.

The property is located within easy access of the A53, A5 and M54 and the national road network.



DISTANCE TO SHREWSBURY

4

MILES APPROXIMATELY



what3words  
altering.surgical.sprayer



## DESCRIPTION

The property offers a detached commercial building, which provides a Total Gross Internal Floor Area of approximately 11,290 sq ft (1,048.77 sq m) sitting on a Total Site Area of 0.84 acres.

The unit is arranged to provide a variety of office accommodation and warehouse/workshop accommodation.

The unit is of traditional portal framework, which is clad in blockwork and timber cladding under a roof cover with composite cladding. The unit benefits from an eaves height of approximately 5 meters and has an up and over door to the right hand side elevation.

The property benefits from a hardcore yard area to the front of the property.

The property would lend itself to a variety of commercial uses, subject to statutory consents.

## ACCOMMODATION

All measurements are approximate

DESCRIPTION	M SQ	SQ FT
TOTAL GROSS INTERNAL FLOOR AREA	1,048.77	11,290
TOTAL SITE AREA	0.84 acres (0.34 hectares)	



## TENURE

The property is offered for sale Freehold. The property is held under the ownership of Title Numbers SL175904 and SL155987.

(There is a tenant in part paying £4,800 per annum, please contact the selling agents for further information.)

## VAT

The property is understood to not be elected for VAT. Therefore, VAT will not be charged on the sale.

## PRICE

£500,000 (exclusive)

## RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
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RATEABLE VALUE: £9,600  
RATES PAYABLE: £4,790

D (87)



RATES



EPC

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

## PLANNING

The property is understood to benefit from planning consent for Use Class B8 of the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of potential uses, subject to any statutory consents.

## SERVICES

Not tested prospective tenants are to rely on their own enquiries.

**We understand that the property is served by the following services:**

SERVICE/UTILITY	
WATER	MAINS
FOUL & SURFACE WATER DRAINAGE	PRIVATE
GAS	N/A
ELECTRICITY	MAINS

## 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@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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