

**FOR SALE - ALL ENQUIRIES**

**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/  
REDEVELOPMENT  
USES

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN EXCESS OF  
**£1,000,000**  
(EXCLUSIVE)

James Evans

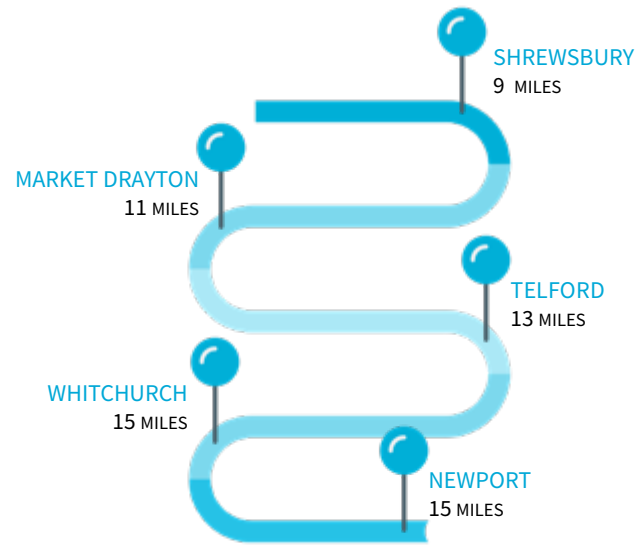
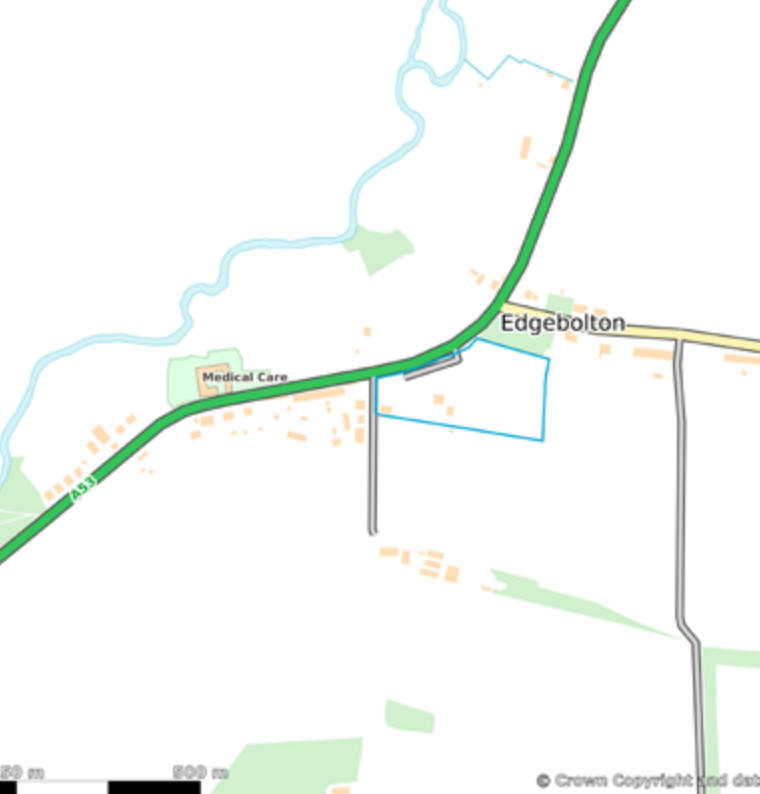
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## LOCATION

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.

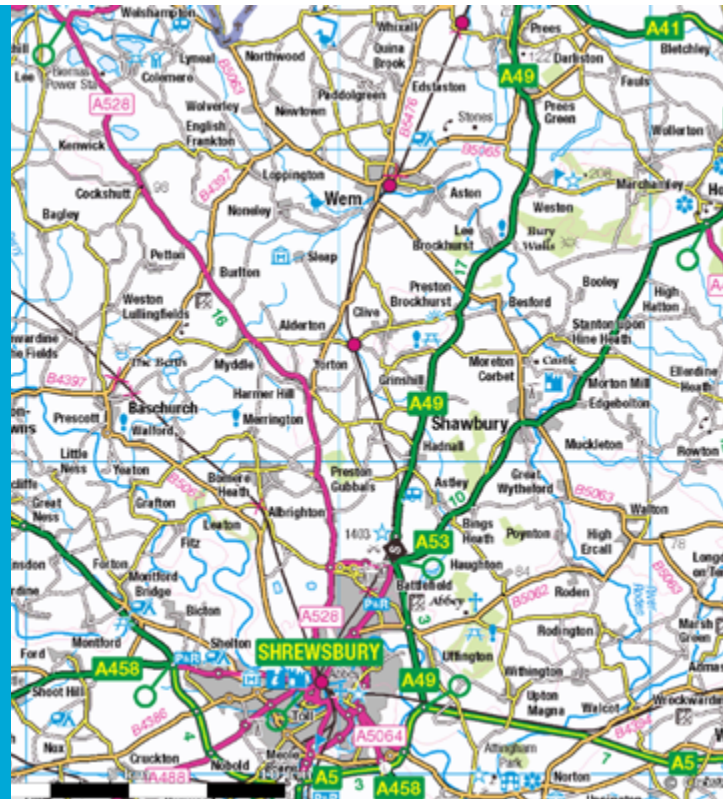
The property is located in an area of mixed development and there is access directly from the A53.

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 opportunity to purchase a very prominently located property that until recently has traded as a garden centre. The property is suitable for a variety of uses and is currently arranged to provide a tarmacadam and brick paved 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 ft sq (541.19 m sq).

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 three access points to the property which assists its potential use.

The sale of the property includes a 3 bedroomed bungalow and the property as a whole offers a rare and outstanding opportunity to acquire a commercial site with a residential house.

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

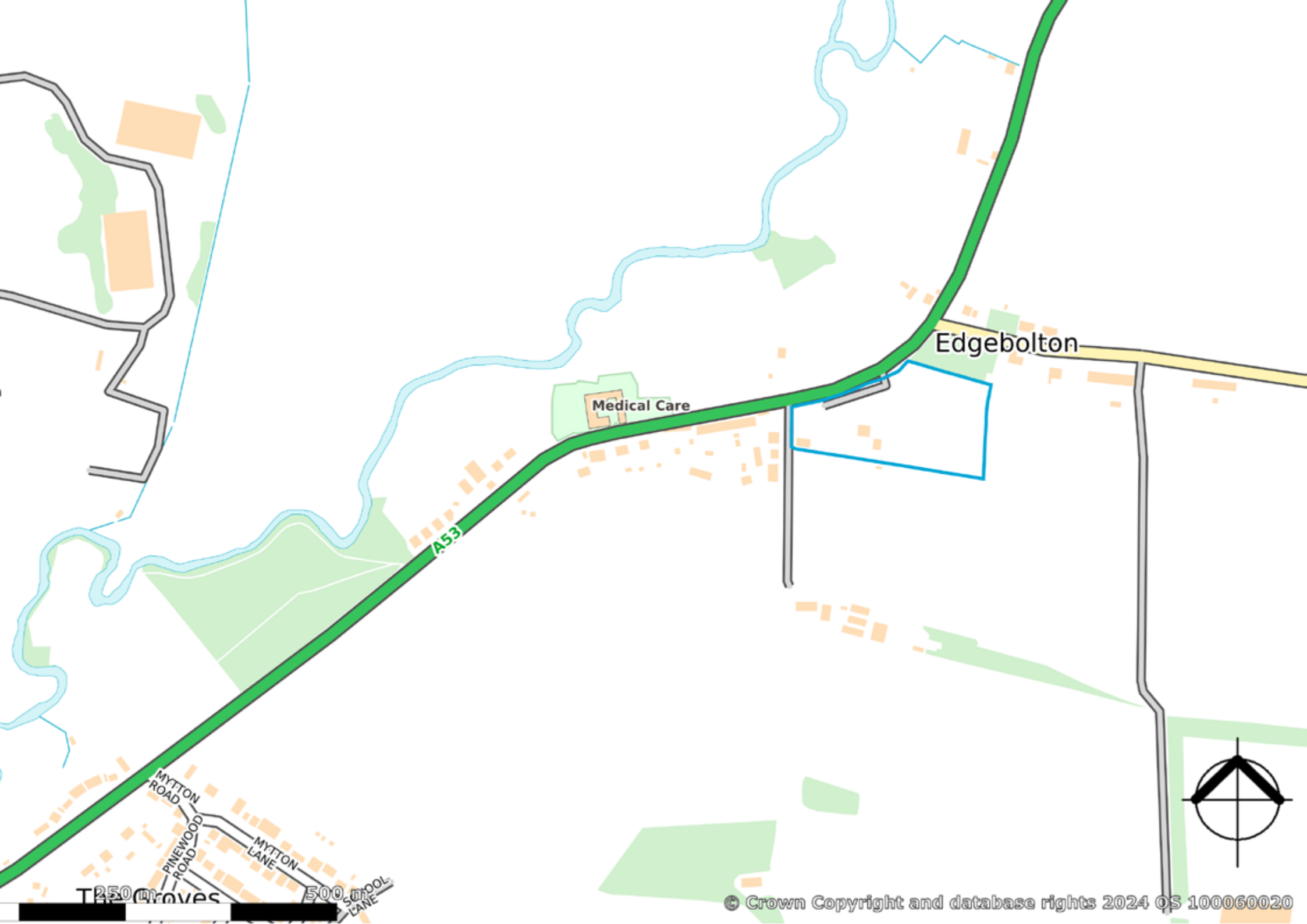


# ACCOMMODATION

All measurements are approximate.

COMMERCIAL	SQ FT	M SQ
<b>GREENHOUSE 1</b>		
Total Gross Internal Floor Area	3,305	307.01
<b>GREENHOUSE 2</b>		
Total Gross Internal Floor Area	2,521	234.18
<b>WORKSHOP</b>		
Total Gross Internal Floor Area	1,195	111.01
<b>CAFE</b>		
Total Net Internal Floor Area	991	92.1
Storage Unit	81.6	7.58
Shared Toilets		
Large Paved Area		
<b>BUNGALOW</b>		
Kitchen/Dinner		
Sitting Room		
Shower Room		
Bedroom 1		
Bedroom 2		
Bedroom 3 with en-suite		
SITE AREA	ACRES	HA
<b>TOTAL SITE AREA</b>	5.435	2.199





Medical Care

Edgebolton

A53

MYTTON ROAD

PINWOOD ROAD

MYTTON LANE

500 SCHOOL LANE

250m



## TENURE

The property is offered for sale freehold with benefit of vacant possession.

The property is sold subject to a restriction to prevent the use of the property for retail sales for certain uses. Further details from the selling agents upon request.

The property is held under the ownership of Title Number SL61291.

## 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.

## PRICE

Offers in excess of £1,000,000 (One million pounds) (Exclusive)

## LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property.

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

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