



The Annexe Jacobs House, Sitka Drive, Shrewsbury
Business Park, Shrewsbury, Shropshire, SY2 6LG

Price : £140,000

For Sale

Subject to contract



For Sale Long Leasehold. Office/Storage Unit with Parking

- Office/Storage Unit
- Parking To Fore
- Behind Jacob's House
- Access to Trunk Roads A5 and B4380
- Established Business Park
- Shropshire Premier Office Location
- Thieves Lane Entrance - Off Sitka Drive
- EPC: C (53)

Size approx. 704 Sq Ft (65.4 Sq M)

DESCRIPTION

Office/Storage Unit with Parking

SITUATION

Rear of Jacobs House, off Sitka Drive. Shrewsbury Business Park. close to entrance.

Located to the rear of Jacobs House at Shrewsbury Business Park tucked away at the East end of the park off Sitka Drive. Public Transport Links and Car Parking.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

What3words.com: ///tribe.reap.spray

<https://w3w.co/tribe.reap.spray>

Shrewsbury Business Park Website

www.shrewsburybusinesspark.co.uk

ACCOMMODATION

(All measurements are approximate and are on a net internal floor area basis)

Two offices, kitchen, reception and storeroom arranged on the Ground Floor.

Ground Floor	Office 1	129 Sq Ft (11.98 Sq M)
Ground Floor	Office 2	118 Sq Ft (10.96 Sq M)
Ground Floor	Kitchen	127 Sq Ft (11.8 Sq M)
Ground Floor	Reception	207 Sq Ft (19.23 Sq M)
Ground Floor	Storeroom	122 Sq Ft (11.33 Sq M)
Total		704 Sq Ft (65.4 Sq M)

TENURE

Freehold available to purchase.

SERVICE CHARGE

Shrewsbury Business Park Management

There is a modest estate management charge payable by occupiers of Shrewsbury Business Park to cover the landscaping and maintenance of common areas, site management and security.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0036-5215-0322-9566-0870>

RATING ASSESSMENT

To be assessed

LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

Tel: 0345 678 9000

TOWN PLANNING/USE

The premises are understood to have an existing use for Class E office/storage purposes.

Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

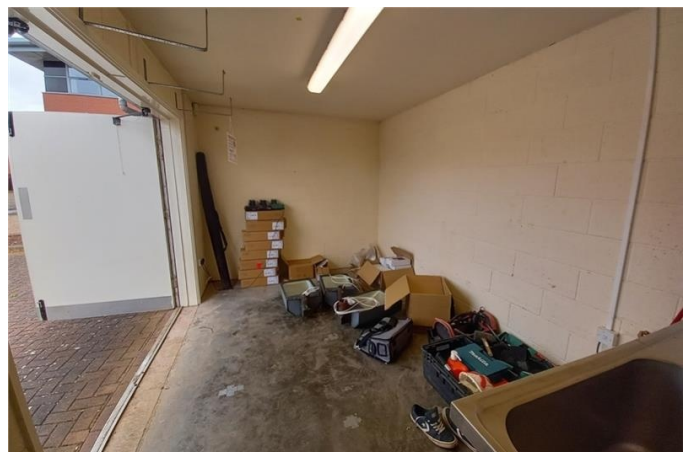
At the time of initial marketing the Owner/Landlord had elected not to charge VAT.

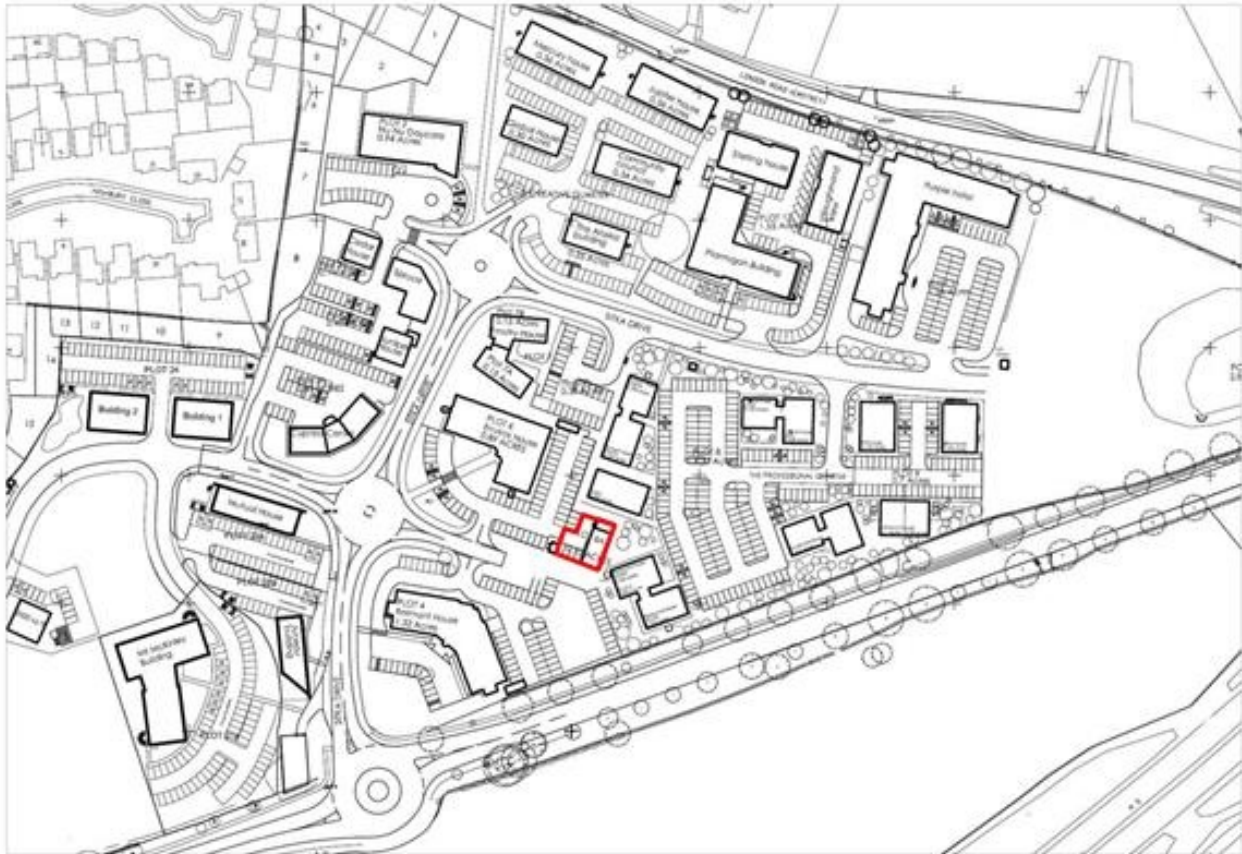
VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

James Satoor

james.satoor@cgpooks.co.uk





IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.