

# FOR SALE/TO LET

VEHICLE DEALERSHIP

HATFIELDS JAGUAR PREMISES  
BRASSEY ROAD  
SHREWSBURY  
SHROPSHIRE  
SY3 7FA



*On Instruction of Hatfields Jaguar*



## EXECUTIVE SUMMARY

- High profile modern detached vehicle dealership/showroom in prominent roadside location
- Occupying an attractive corner position fronting Old Potts Way, a busy vehicular route in to Shrewsbury Town Centre with a return frontage onto Brassey Road
- Total site area of approx. 0.98 acres (0.39 Ha) with the showroom, workshop and premises extending to approx. 8,340 sqft (774.89 sqm)
- Substantial wrap-around forecourt for the display of new and approved vehicles
- Attractive landscaped areas with secure compound to the rear
- Available For Sale inviting offers in the region of £1.5 million for the freehold interest or To Let on a new Lease at a rent of £100,000 per annum exclusive

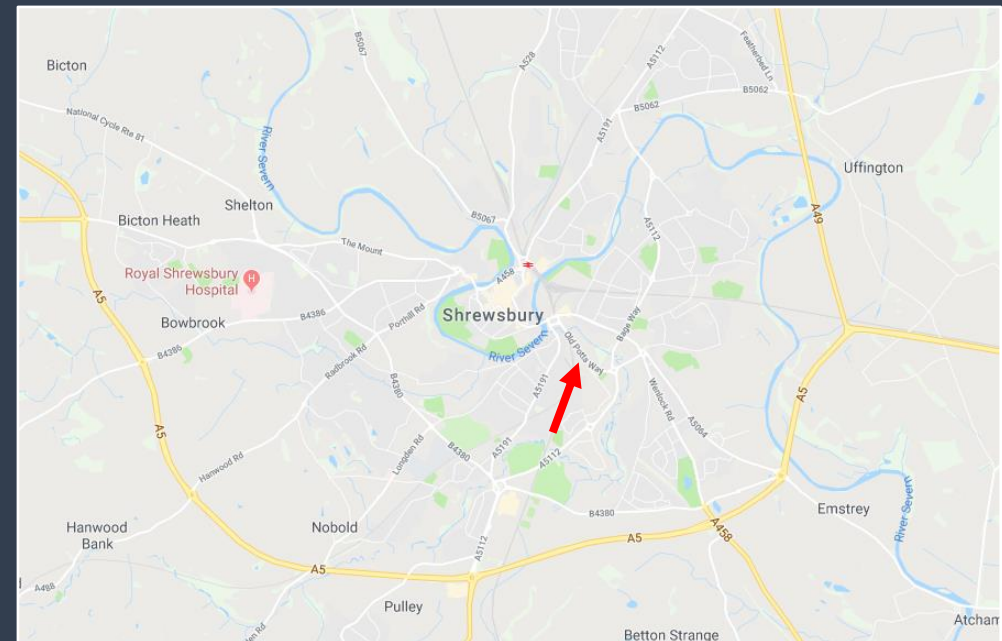


## LOCATION

The property is prominently located occupying a prime corner position on the entrance of Brassey Road off Old Potts Way, a busy vehicular route into Shrewsbury Town Centre.

The property is situated in an established mixed commercial and office location within convenient walking distance of the Town Centre. Other occupiers in the immediate vicinity include Farr & Harris Plumbing Merchants/Trade Counter, Severnside Housing, The Quarry Veterinary Group and a variety professional offices and dental surgeries. Close by is The Greenhous Car Dealership, Asda Supermarket and the Town's main cinema and restaurant complex.

Shrewsbury is the County Town and administration centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approx. 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.





## DESCRIPTION

The property comprises a modern detached single storey car showroom with vehicle repair workshop, valeting bay and administration offices extending in total to approx. 8,341 sqft (774.89 sqm) on a total site area of 0.98 acres (0.39 Ha).

The showroom and office accommodation is of contemporary style having large glazed displays to the front and side elevation including double vehicular entrance doors with tiled and carpeted flooring and suspended ceilings with inset lighting and air-conditioning.

To the rear is a spacious 6 bay vehicle repair/service workshop having electrically operated up and over entrance doors, gas fired ceiling mounted radiant heaters, fluorescent strip lighting, compressed air lines and tiled floor together with ladder access to a small mezzanine store. In addition there is a valeting bay with internal drainage and interceptor, up and over entrance door and fluorescent strip lighting.

Accessed via the office area and workshop is a parts store with double door access and mezzanine floor.

Externally the property boasts attractive landscaped areas with forecourt car parking for new and approved car sales to the front and side of the property, accommodating circa 40 vehicles together with designated parking bays for visitors and servicing/repair clients. In addition there is a secure compound to the rear with perimeter palisade fencing and gated entrance. Located within the compound is an additional valeting area accommodating a further two vehicles and one of the property's three electrical vehicle charging points.

## ACCOMMODATION

	SQM	SQFT
Entrance foyer	7.67	82
Main showroom	238.64	2,569
Administration offices	79.48	855
Client seating area & ancillary areas	80.08	862
Rear accommodation		
<i>incl. repair workshop, servicing and valeting bays</i>	322.64	3,473
Mezzanine level	46.38	499
<b>TOTAL</b>	<b>774.89</b>	<b>8,340</b>

## TENURE/GUIDE PRICE

The property is available For Sale inviting offers in the region of £1.5 million for the freehold interest with vacant possession upon completion or alternatively To Let on a new Lease at a rent of £100,000 per annum exclusive for a minimum term of 10 years, or multiples thereof subject to 5 yearly upward only rent reviews on a Tenant's full repairing and insuring basis.

## PLANNING

Parties are encouraged to make their own enquiries through Shropshire Council's Planning Department.

The property currently trades as a vehicle showroom and workshops.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6NG. Tel: 0345 6789000.



## SERVICES

We understand that mains water, gas, drainage and electricity are connected/available to the property. Prospective purchasers/tenants must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

## ENERGY PERFORMANCE CERTIFICATE

TBC

## LOCAL AUTHORITY RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

**Description:** Car Showroom and premises

**Rateable Value:** £86,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## VAT

All costs / prices are exclusive of but subject to VAT if applicable.

## LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

## TIMESCALE

Hatfields Jaguar are relocating to a new state of the art premises on the outskirts of Shrewsbury and are planning to relocate by April 2020.

Vacant possession of the property will be available following this relocation.

## VIEWINGS

Strictly by prior appointment with the sole Selling/Letting Agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.



October 2019

### **Consumer Protection from Unfair Trading Regulations 2008**

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