

CAR SHOWROOM AND GARAGE WORKSHOP



**Former Cheapside Garage, Cheapside, Shifnal  
Telford, Shropshire, TF11 8BN**

- Detached garage premises with showroom and offices
- Accommodation extends in total to 3,325 sq ft (309.51 sq m)
- Offering a mixture of garage workshops (with vehicle inspection pits), car showroom and office space
- Property can be taken as a whole or in lots
- Site area includes covered forecourt and secure car sales pitch/enclosed yard

# Cheapside Garage

## Shifnal, Telford

### LOCATION

The property is located in the popular market town of Shifnal, which lies approximately 3 miles east of Telford, 12 miles west of Wolverhampton and 12 miles north of Bridgnorth.

The property itself is situated in Shifnal town centre on the edge of the High Street and occupies a prominent roadside position at the corner of Cheapside and Shrewsbury Road. Cheapside runs parallel to Bradford Street, being Shifnal's main shopping area. The property is adjoined by offices and is close to the local Co-operative store and Post Office. There is established residential development to the rear.

### DESCRIPTION

The property comprises a detached two-storey car showroom with covered forecourt, associated offices and garage workshops on a site of approximately 0.2 acres including a secure compound and car parking.

The modern showroom features display windows to the front and side elevations with glazed, sliding vehicular access doors. It provides a tiled showroom incorporating reception area, sales and service offices and WC facilities on the ground floor with two additional offices and parts store on the first floor.

Adjoining the showroom to the rear are three individual garage workshops, complete with four vehicle inspection pits and a two-post lift. Each workshop has a vehicular access door and there is some first floor storage.

Externally, there is a former car sales pitch/hard-standing compound to the rear of the showroom fronting onto Shrewsbury Road, which extends to circa 0.08 acres. It is secured with palisade fencing and has a gated access. The forecourt fronts onto Cheapside and is covered by a canopy. It provides on site car parking or and additional car sales pitch.

### ACCOMMODATION

Ground Floor	Showroom and office	735 sq ft	69.00 sq m
	Reception/sale/admin offices	392 sq ft	36.44 sq m
	Workshop 1	1,059 sq ft	98.37 sq m
	Workshop 2	360 sq ft	33.43 sq m
	Workshop 3	446 sq ft	41.44 sq m
First Floor	First floor offices overall	333 sq ft	30.92 sq m
<b>Total Area</b>		<b>3,325 sq ft</b>	<b>309.60 sq m</b>



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### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The property is available to lease either as a whole, or can be offered in lots. Terms to be negotiated.

### RENT

Rent upon application.

### SERVICES

We understand that all mains services are available or connected to the property. The showroom is heated by warm air blowers and the offices by electric storage heaters. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9000

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £30,500.

### ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for an EPC, which should be available shortly.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

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