



**FOR SALE - OFFICE, RETAIL, SHOWROOM**  
**192 MONKMOOR ROAD, SHREWSBURY, SY2 5BH**

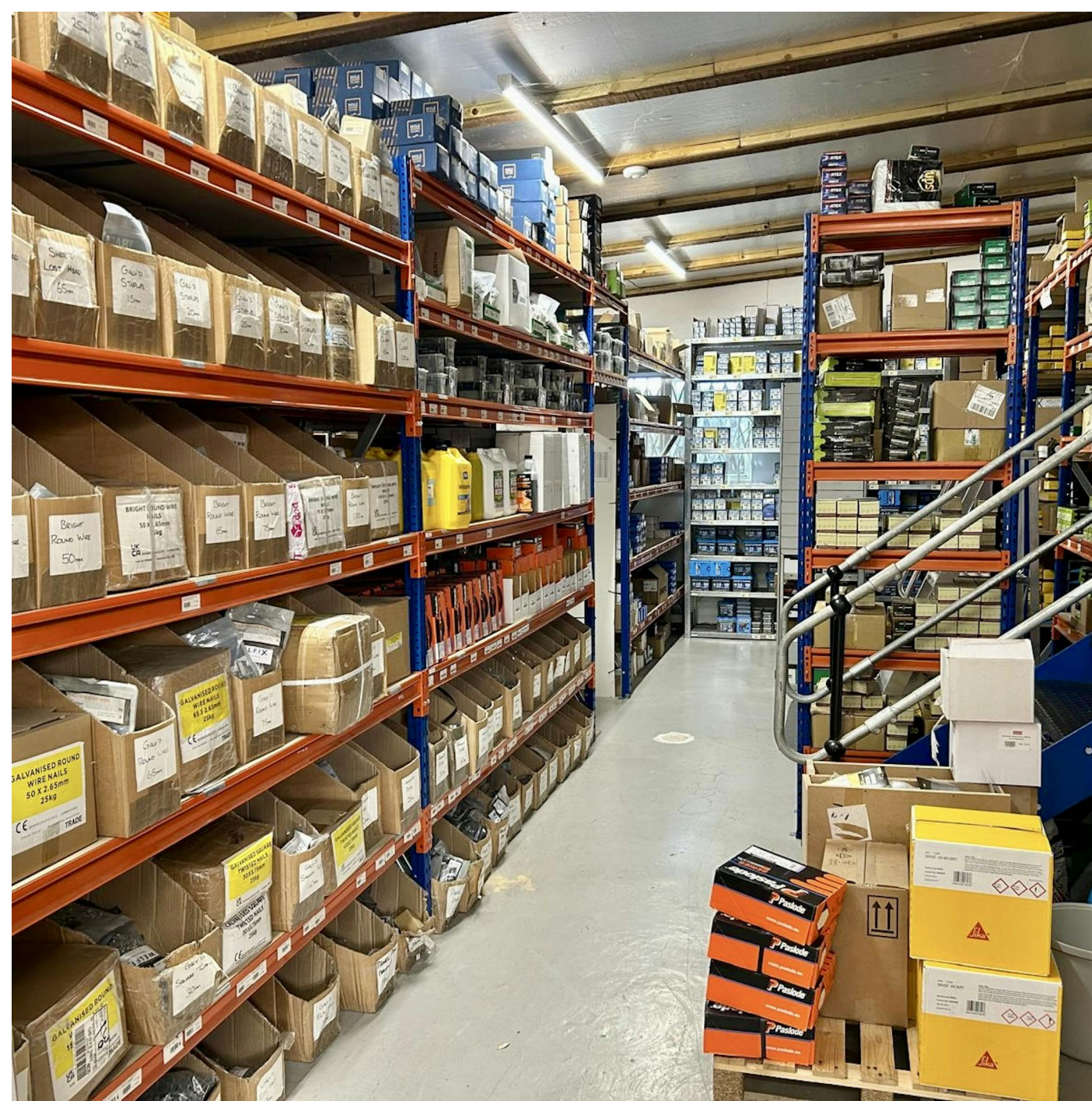


# PRICE

■ £350,000 (Three Hundred and Fifty Thousand Pounds) Exclusive

# KEY POINTS

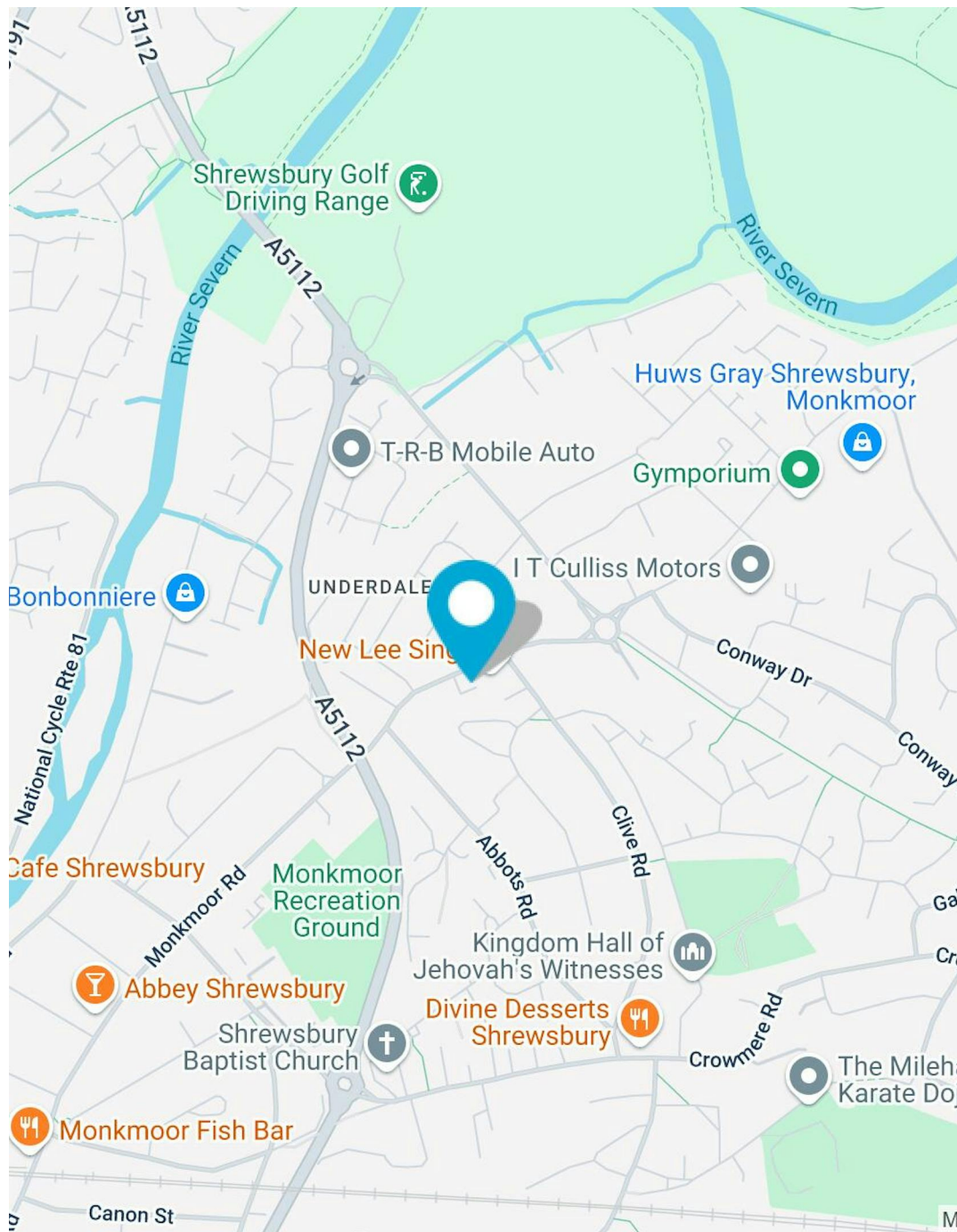
- Prominently located fronting onto one of the main arterial road into Shrewsbury town centre
- Two storey retail showroom with ancillary accommodation arranged over two floors
- Total Gross Internal Floor Area of approximately 2,582 ft sq (239.85 m sq) with mezzanine floor area to part
- Suitable for a variety of commercial and alternative uses, subject to statutory consents
- Generous car parking forecourt area to the front of the property
- Viewing recommended



192 MONKMOOR ROAD, SHREWSBURY, SY2 5BH  
2,582 SQ FT

01743 450 700





## LOCATION

The property is prominently located fronting onto Monkmoor Road, which serves as one of the main arterial roads into Shrewsbury town centre. The property is located within an area in mixed development within proximity to all local amenities. The surrounding occupiers include The Cooperative Funeral Care, Lee Sing and The Monkmoor Public House. The property is located approximately 1.5 miles north east of Shrewsbury town centre.

Shrewsbury is a market town and civil parish in Shropshire, England. It is sited on the River Sever, 33 miles northwest of Wolverhampton, 15 miles west of Telford, 31 miles southeast of Wrexham and 53 miles north of Hereford. At the 2021 census, the parish had a population of 76,782. It is the county town of the ceremonial county of Shropshire.

## ACCOMMODATION

NAME	SQ FT	SQ M
Ground - (Total Gross Internal Area)	1,917	178.10
1st - (Total Gross Internal Area)	665	61.78
Mezzanine - (Total Gross Internal Area)	688	63.92
Total	3,270	303.80



## DESCRIPTION

The property comprises of a prominently located detached, part two and part single storey property with a mezzanine floor area to part of the warehouse area at the rear of the property. The property on the ground floor provides a showroom, office and warehouse areas with welfare facilities providing a Total Gross Internal Floor Area of approximately 1,917 ft sq (178.07 m sq). The first floor of the property provides a variety of offices and welfare facilities with a Total Gross Internal Area of approximately 665 ft sq (62.05 m sq).

The rear warehouse area has a mezzanine floor to part, which has a Total Gross Internal Floor Area of approximately 688 ft sq ( 62.05 m sq). Externally the property has the benefit of a generously sized car parking forecourt area fronting onto Monkmoor Road and a service yard to the side of the property.

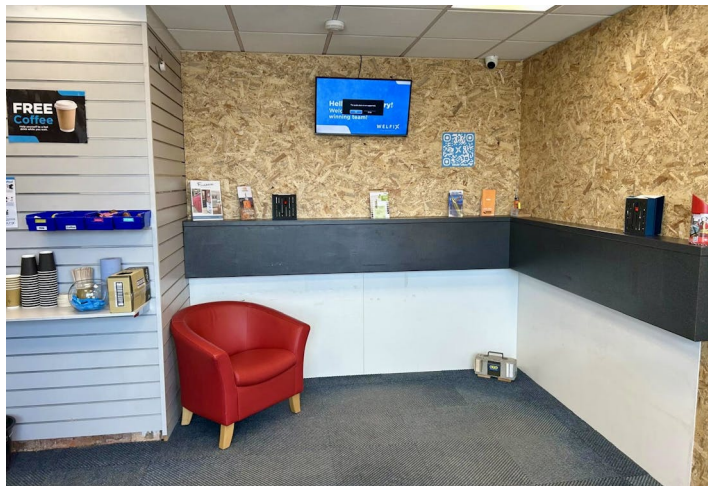
The warehouse area at the rear of the property has an eaves height of approximately 3.2 metres and two roller shutter door openings with widths of approximately 2.9 metres and 2.2 metres. The property is of traditional construction and has gas fired central heating. The property is suitable for a variety of commercial and alternative uses, subject to statutory consents. An inspection of the property is recommended to appreciate its potential.











## PLANNING

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

## SERVICES

Not tested  
The property is understood to benefit from mains gas, water, electricity and drainage. The property has the benefit of gas central heating.

## TENURE

The property is offered for sale freehold with vacant possession. The property is held under the ownership of Title Number SH423

## ACCOMODATION

All measurements are approximate:

Ground Floor:  
The property is arranged as a variety of showroom, office and warehouse areas.  
Total Gross Internal Floor Area 1,917 (178.07 m sq)

First Floor:  
Landing/corridor  
Toilet  
Office 1  
Staffroom  
Office 2  
Cupboard  
Office 3  
Total Gross Internal Floor Area 665 ft sq (61.77 m sq)

Mezzaine Floor:  
Total Gross Internal Floor Area 688 ft sq (62.05 m sq)

Outside:  
Generous car parking forecourt area  
Service yard area

## ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.  
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## PRICE

£350,000 (Three Hundred and Fifty Thousand Pounds) Exclusive

## VAT

Not applicable. It is understood that the property is not elected for VAT. Therefore VAT will not be payable on the sale of the property.

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £12,250  
Rates Payable: £6,112.75 per annum

## LEGAL COSTS

Each party to bear their own costs

## BER

D (81)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

**SIMON CULLUP-SMITH**

01743 450700

simon.cullupsmith@halls.gb.com

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