

# FOR SALE

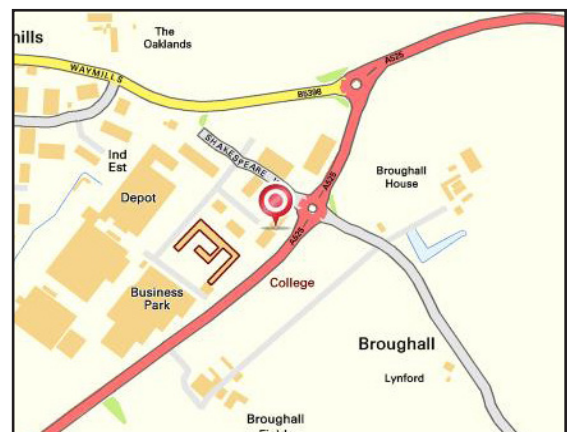
1 MARLOWE COURT, SHAKESPEARE  
WAY, WHITCHURCH, SHROPSHIRE  
SY13 1QR

Halls <sup>1845</sup>  
COMMERCIAL



## Quality Office Suite

- well presented office space
- Modern business park setting
- Extending to 137.6 sq m (1,481 sq ft).
- Six parking spaces
- Close to A525 bypass



For Sale: £135,000 (exclusive)

halls.gb.com

01743 450 700

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WHITCHURCH, SHROPSHIRE SY13 1QR

### LOCATION

The property is located at the end of a terrace of business units on the Whitchurch Business Park, near the A545 roundabout. The park is home to a number of businesses including Greenoak Equipment, G Blackhurst & Son Renault dealership and Grocontinental.

Whitchurch is located 22 miles north of Shrewsbury, where the A5 gives access to the M54 and the wider motorway network.

### DESCRIPTION

The property comprises a contemporary office unit, divided into five principal offices, two of which are open plan, and benefits from a separate workshop, store, kitchen and toilet facilities.

The rooms are divided by way of stud walling and this could easily be removed to create larger spaces. There is the potential for loft storage.

The space has been finished to a high specification with carpeted floors and perimeter trunking. There is electric heating throughout.

The building has an excellent security system, high speed broadband and a BT Cloud 4 Station telephone system. The building has the benefit of six parking spaces, one of which is disabled.

### ACCOMMODATION

(All measurements are approximate and have been calculated on a Gross Internal Area basis).

Total 137.6 sq m (1,481 sq ft)

### TENURE

The property is held on a 999 year lease and is subject to a yearly estate charge. More details are available from agents upon request.

### PRICE

£135,000 (one hundred and thirty five thousand pounds) (exclusive).

### VAT

All figures quoted are exclusive of VAT. We understand that the building has been elected for VAT and that it will apply at the prevailing rate.

### RATEABLE VALUE

The Valuation Office website gives the Rateable Value for 2017/18 as £8,800. Due to the government's current rates relief scheme, there are unlikely to be any business rates to pay on the property. Occupiers should make their own enquiries.

### EPC

Available upon request.





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### SERVICES

(Not tested).

It is understood that mains water, electricity and drainage are connected to the property.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the sale.

### LOCAL AUTHORITY

Shropshire County Council  
Shirehall, Abbey Foregate  
Shrewsbury  
Shropshire SY2 6ND

Telephone: 0345 678 9000

### FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any purchaser should satisfy themselves independently as to VAT in respect of any transaction.

### VIEWING

Strictly by prior arrangement with the Sole Agents. For more information or to arrange a viewing please contact:

**Rebecca Welch**

rebeccaw@hallsgb.com

**01743 450 700**



**Halls** 1845

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**RICS**

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