



FOR SALE
COMMERCIAL SITE / DEVELOPMENT OPPORTUNITY
Total Gross Internal Floor Area 16,399 ft sq (1,523.33 m sq)

Price: On Application (exclusive)

DESCRIPTION

The property comprises of a water bottling production plant providing a Total Gross Internal Floor Area of approximately 16,399 sq ft (1,523.33 sq m). The property is arranged to provide an office section at the front of the property that is accessed directly off Shrewsbury Road. Due to the topography of the site on which the production plant is constructed, loading is to the front elevation from Shrewsbury Road.

Internally the production space is largely open plan comprising of a bottle blowing area continuing to a mezzanine level where the bottles are rinsed, filled, labelled and packed feeding down to the ground floor via a conveyor belt, for palletisation and storage purposes. Within the accommodation of the property comprises a staff changing area, a canteen area and a testing laboratory.

The building comprises of a modern steel framed production plant with brick and profile sheet clad elevations. The property would lend itself to a variety of commercial uses subject to the receipt of any statutory consents.

There is a drive way to the southern side of the property (which is not held in the property ownership) which has rights of access over and provides access to the rear of the property and a car parking area with some accommodation woodland. The car park which is hardcored and the woodland area are occupied on a leasehold basis.

The property ownership includes directly opposite the property over the other side of Shrewsbury Road agricultural land extending to approximately 14.14 acres (5.72 hectares). These fields contain the water sources currently.

The property interest includes within its ownership strategic land that may have residential development potential in the future, subject to the receipt of any statutory consents.

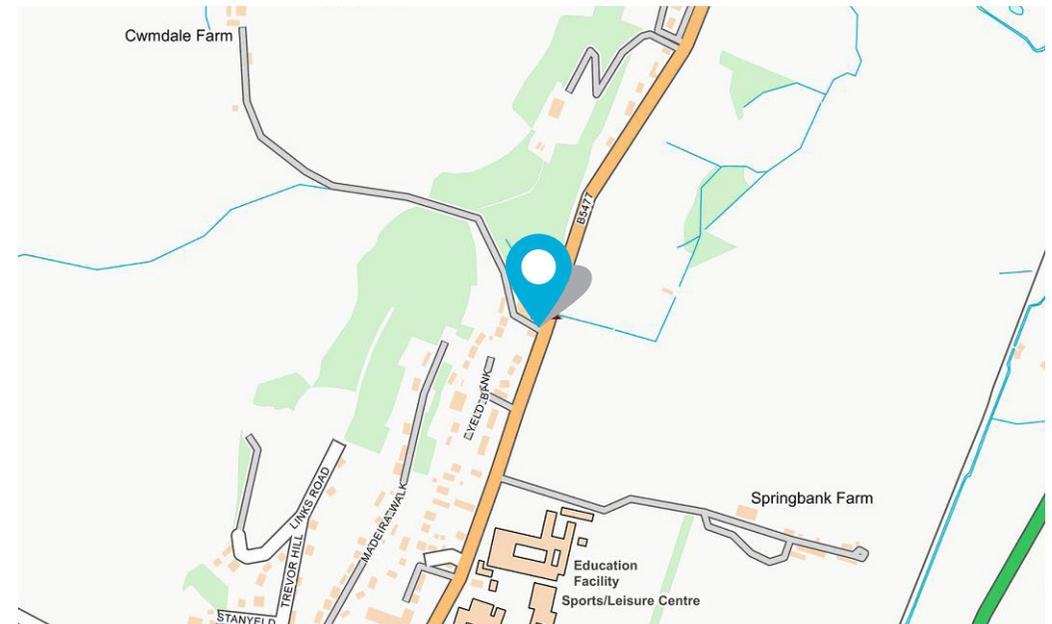
LOCATION

The property is located fronting onto Shrewsbury Road, halfway between Church Stretton and All Stretton. Church Stretton is an established market town and popular tourist centre located at the foot of the Longmynd and other Shropshire Hills. It is an Area of Outstanding Natural Beauty.

The population of the town was 4,671 at the 2011 census. The town grew in popularity during the Victorian times and became a Health Resort due to the quality of the natural water in the area.

The town of Church Stretton is located adjacent to the A49 (trunk road) which is the main access road between the county town of Shrewsbury, approximately 14 miles to the north, and the City of Hereford approximately 39 miles to the south. The A49 at Shrewsbury connects to the A5/M54 that provides access to the national road network.

The City of Birmingham is 55 miles distant and the City of Chester is 54 miles and Manchester 84 miles.





PLANNING

Prospective purchasers should make their own enquiries relating to the property.

The property is located in the County of Shropshire and the planning authority is Shropshire Council. The property is understood to benefit from planning consent for its current use as a water bottling plant within Use Class B of the Town and County (Use Classes) Order 1987.

The property is located within an Area of Outstanding Natural Beauty.

The property would lend itself to a variety of commercial uses subject to the receipt of statutory consents and the accommodation land may have potential for residential development subject to statutory consents and offers potential strategic land.

TENURE

The property will be offered for sale freehold with vacant possession.

The Property Title Numbers of the property interest that are offered for sale are SL42514, SL47956, SL130993 and SL42513.

The car park and rear woodland are subject to a lease under Property Title Number SL214413. The lease is for a term of 25 years 10 months, expiring on the 31st July 2035. The current rent is £18,500 per annum (however there are rent reviews currently outstanding).

Further details including a copy of the lease can be provided by the selling agents upon request.

It should be noted that the land interests held under Property Titles SL47965 and SL130993 are sold subject to an overage of 80 years of 25% uplift for any value achieved in the future above agricultural value of £10,000 per acre.

EPC

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

96 This is how energy efficient the building is.

Net zero CO₂ emissions

RATEABLE VALUE

Prospective purchasers are recommended to make their own enquiries.

From our internet enquiries we understand this is as follows.

| | |
|-----------------------|------------|
| Rateable Value 17/18: | £29,750.00 |
| Rates Payable 17/18: | £13,863.50 |

SERVICES

(Not tested, prospective purchasers to rely on their own enquiries).

It is understood that mains electricity (three phase), drainage, water and gas are available. The offices benefit from a gas fired central heating system.

INFORMATION PACK

An information pack is available relating to the property interest upon request from the selling agents.

VAT

All figures and prices quoted are exclusive of VAT. It is understood that the property is elected for VAT.

LEGAL COSTS

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

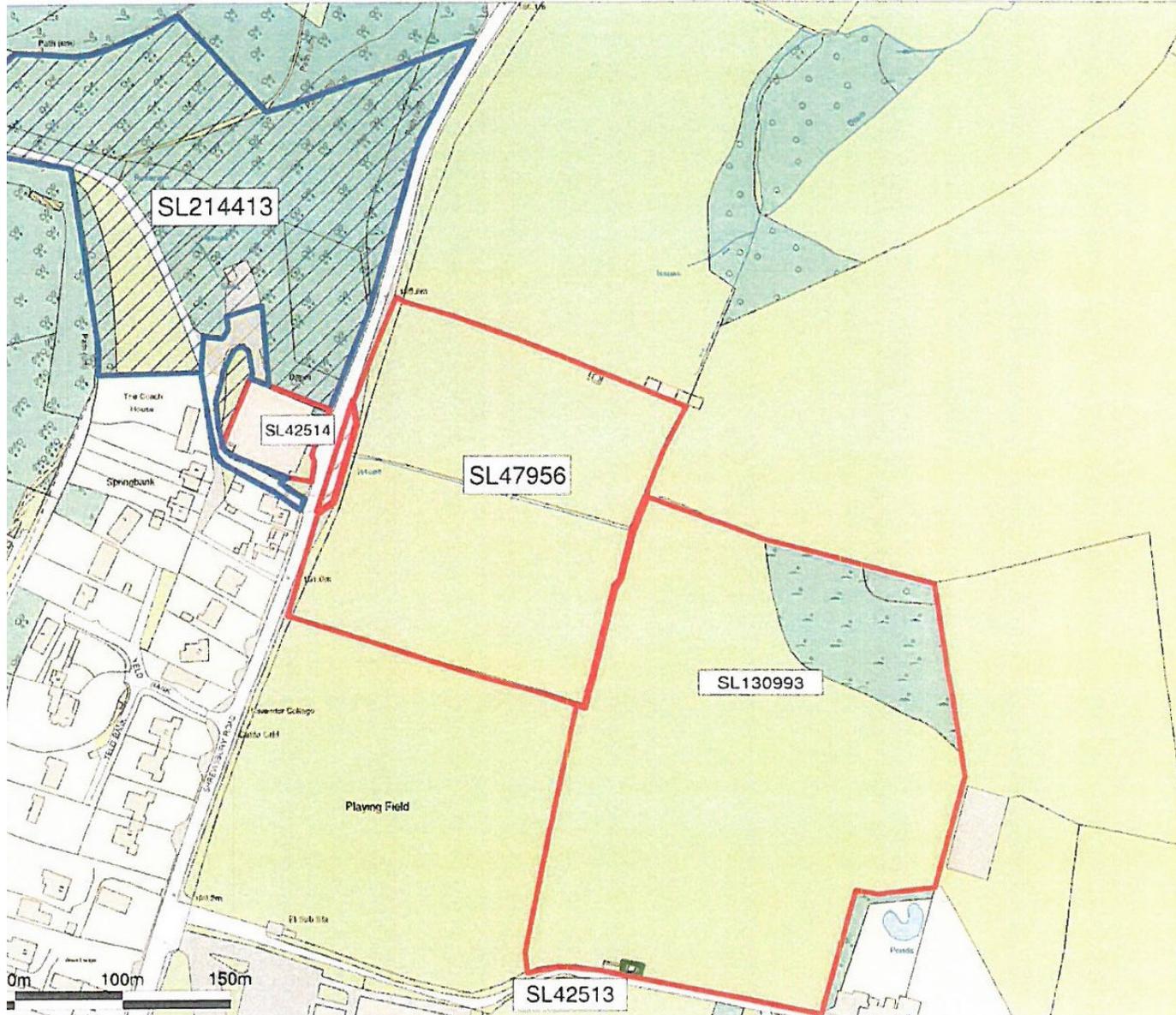


METHOD OF DISPOSAL

The property is offered for sale by Informal Tender, with all offers being received at the offices of Halls Holdings Limited at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire SY4 3DR at 5pm on the 10th November 2017 for the attention of James R Evans in a sealed envelope (if offers are served by email it is for the offerer to contact Halls to confirm receipt).

The Framework for any offer submitted should be as follows:

1. Offers that are to be made should indicate if they are subject to contract only or any other conditions.
2. All offers must be made on behalf of a named purchaser. We advise that they should be an uneven figure in order to avoid identical bids and should be in pounds sterling.
3. No escalating bids will be considered and no offer should be made which is calculable by reference to another offer.
4. Proof of funding should be attached to the offer. Reference should be made specifically to any third party lending requirements.
5. The name and address of the solicitor acting on behalf of the bidder is to be supplied. The successful bidder will be expected to exchange contract within eight weeks of the draft contract being issued with completion to be mutually agreed between all the parties.
6. All offers received will be submitted to the Vendor as soon as possible. Bidders will be notified on receipt of our client's instructions.
7. The Vendors do not undertake to accept the highest or any offer that is received. Please note that the Vendors reserve the right to renegotiate / reopen negotiations with interested parties.
8. The vendors reserve the right to sell the property prior to the tender date.



LOCAL AUTHORITY

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

Tel: 0345 678 9000

ACCOMMODATION SCHEDULE

(all measurements are approximate)

| Type ref | Total sq.m | Total sq.ft |
|---------------------------------|-----------------|---------------|
| Total Gross Internal Floor Area | 1,378.109 | 14,836 |
| Mezzanine | 145.22 | 1,563 |
| Total | 1,523.33 | 16,399 |

| Type ref | Hectares | Acres |
|-----------------------------|-------------|--------------|
| Total Site Area (freehold) | 5.72 | 14.14 |
| Total Site Area (leasehold) | 2.3 | 5.9 |
| Total | 8.02 | 20.04 |

VIEWING

Strictly by prior arrangement with the sole selling agents. For more information or to arrange a viewing please contact.



James Evans
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Rebecca Welch
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01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this

regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

