



## Car Showroom, Holyhead Road, Ketley Telford, Shropshire, TF1 5DS

- Modern car showroom and premises extending to 11,527 sq ft (1,071 sq m)
- Large sales forecourt/vehicle display area and customer car parking
- Prominent location with main road frontage onto Holyhead Road
- Suitable for car sales or other retail showroom use subject to planning consent

# Car Showroom

## Holyhead Road, Ketley

### LOCATION

The property is well located on a prominent site in Ketley with frontage onto the A5/Holyhead Road, one of the main routes from Telford to Wellington.

The site lies in close proximity to Junction 6 of the M54 motorway and approximately three miles from Telford Town Centre.

### DESCRIPTION

The property comprises a self-contained car showroom complete with partitioned offices and a large forecourt providing circa 60 external vehicle display spaces as well as customer car parking. To the rear of the showroom there is also a separate barrel-roofed industrial unit with roller shutter access, which is currently utilised as a servicing area.

The showroom building is of steel portal frame construction with full height glazed panels to the front elevation and pedestrian access to the front. Internally there is display space for approximately 7 vehicles, together with consultation area and WC facilities. To the rear is an administration area, which has been subdivided to provide office accommodation.

Adjoining the building to the western elevation is a further showroom area of steel portal frame construction, accessed both internally from the main showroom and externally to the front.

### ACCOMMODATION

Main showroom and partitioned offices	4,208 sq ft	391 sq m
Additional showroom area	2,088 sq ft	194 sq m
Industrial unit/servicing area	5,231 sq ft	486 sq m
<b>Gross Internal Area</b>	<b>11,527 sq ft</b>	<b>1,071 sq m</b>

### SERVICES

We are advised that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

We understand that the property has planning permission for its existing car showroom and sales use. However, it could be utilised for other retail showroom uses, subject to planning permission. Interested parties should make their own enquiries in this regard.



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### TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed. The showroom areas can be taken on their own, or with the industrial unit/servicing area to the rear.

It should be noted that the property does not include the other garage/workshop buildings to the rear of the site, which are retained by the landlord.

### RENT

Rent upon application. Please contact the letting agent for further details.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the property forms part of a larger assessment with a rateable value in the 2017 listing of £80,000. The property will need to be re-assessed separately.

### ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(76).

### 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 in connection with this matter.

### VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/2548



Printcode: 2014814

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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