



Lilleshall Grange Industrial Estate, Abbey Road, Lilleshall, Near Newport, Shropshire, TF10 9HL

- Multi-let industrial estate situated approximately 3 miles southwest of Newport
- 22,396 sq ft (2,080 sq m) on a total site area of 6 ac (2.46 ha)
- Currently producing a rental income of £52,800 per annum exclusive
- Vehicle repair and dismantling use on part of the site
- Agricultural land extending to approximately 2.9 ac (1.17 ha)
- Redevelopment potential, subject to the necessary planning permission

Lilleshall Grange Units

Abbey Road, Nr Newport

LOCATION

The property is situated in the picturesque village of Lilleshall in Shropshire. Lilleshall lies on the A518 between Telford (4 miles) and Newport (3 miles). It falls within the Borough of Telford and Wrekin and the Wrekin constituency.

The village has a local shop, parish church, cricket and tennis clubs and a primary school. It is also home to the historic Lilleshall Monument, a local landmark on top of Lilleshall Hill. All other amenities are available in the popular market town of Newport approximately 3 miles to the north. Newport also has excellent road links, with Junction 3 of the M54 motorway 9 miles distant via the A529 or A41.

The property itself is situated on the southern fringe of the village along Lilyhurst Road/Abbey Road, approximately 0.5 miles from Lilleshall Abbey. The estate is set back from the main road and accessed via a private driveway. There is some residential development to the northwest, but essentially the property is surrounded by open countryside.

DESCRIPTION

The property comprises a mixed use industrial estate on a site of approximately 6 acres (2.46 hectares), which provides a range of commercial and former agricultural buildings of varying construction and age, which are multi-occupied. The buildings extend to some 22,396 square feet (2,080 square metres) in total.

The estate in part has an established vehicle repair/dismantling use, with a number of other units currently utilised for light industrial and workshop purposes, complemented by ancillary office accommodation and open storage space.

The sale also includes the field/agricultural land to the front of the units, which extends to approximately 2.9 acres (1.17 hectares), as well as the existing access road.

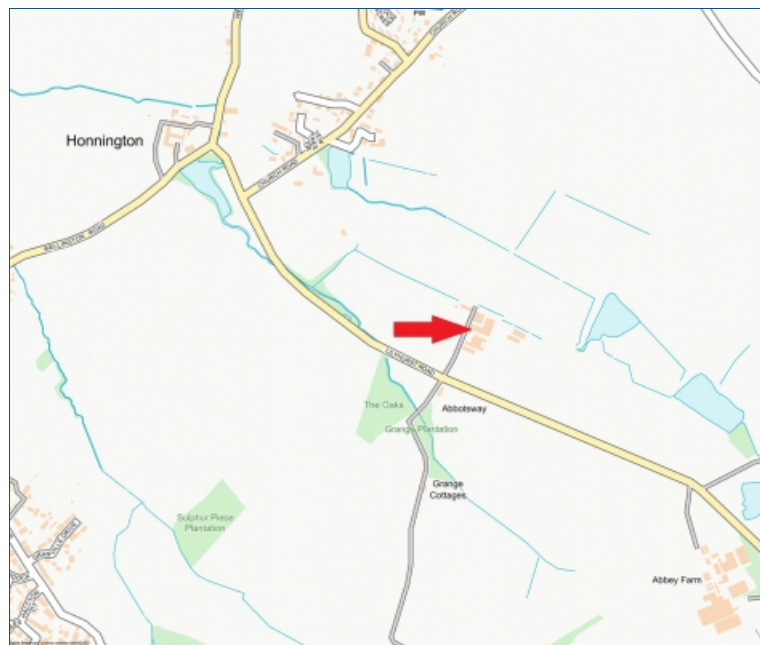
AREAS

Total Buildings	22,396 sq ft	2,080 sq m
Total Site Area	6 ac	2.46 ha

SERVICES

We understand that mains electricity is connected to the estate and sub-metered to each unit off the landlord's main supply. It is re-charged to the individual tenants on a per usage basis. Water is provided to the units via a private supply.

There are no WC facilities on site as such, however there are two portaloos for the shared use of the tenants. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

The property currently has planning permission for Class B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended) to include garaging, vehicle repair/dismantling workshops and ancillary open storage space.

The site does have some redevelopment potential for commercial or residential use, subject to the necessary planning consent. However, interested parties are advised to make their own enquiries in this regard.

TENURE

Freehold Investment: The property is available to purchase freehold with the benefit of the existing tenancies as detailed in the attached Tenancy and Accommodation Schedule.

PRICE

Offers in the region of £650,000 are invited for the freehold interest.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

Interested parties to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further details.

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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3571



What's this?

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.

Printcode: 2023818

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

TENANCY AND ACCOMMODATION SCHEDULE

UNIT NO	SIZE SQ FT	SIZE SQ M	TENANT	RENT PER ANNUM
1, 16 and 26-27	4,104	381	Pete Richardson t/a Luv Waste	£9,000.00
2	1,733	161	Mr R Prees	£2,760.00
3	262	24	Mr McFadden	£840.00
4	387	36	Brad Smith	£840.00
5 and 7	1,050	98	Mr S Lees	£1,560.00
6 and 6a	1,270	118	Mr Harker	£2,460.00
8, 10a, 11-15 and 19-21	8,924	829	Adam Kravcuks	£25,500.000
10	807	75	Mr Lloyd	£1,920.00
22	1,085	101	Liesma Krievane	£2,220.00
24	984	91	Mr Gulacsi	£1,980.00
28	843	78	Mr H Jones	£2,160.00
29a	947	88	First Choice Roofing Contractors	£1,560.00
TOTAL AREA	22,396	2,080	TOTAL RENTAL INCOME	£52,800.00

NOTE

The majority of rents are inclusive of electricity calculated on a per usage basis, with some units having their own electricity meter.