



## St Andrews Hall , Broadway Shifnal, Shropshire, TF11 8AZ

- Extending to approximately 3,560 sq ft (330.8 sq m) of office accommodation
- Large private car park to the rear
- Divided to provide individual office units
- Situated within the heart of Shifnal Town with a wealth of shops, amenities and local facilities
- Prominent location with roadside frontage

# St Andrews Hall

## Broadway, Shifnal

### LOCATION

The property is located in the popular market town of Shifnal, which lies approximately 3 miles east of Telford, 12 miles west of Wolverhampton and 12 miles north of Bridgnorth.

The site itself is situated in Shifnal town centre on the edge of the High Street and occupies a prominent roadside position at the corner of Broadway Road. Broadway runs into Shifnal's main shopping area. The property is surrounded by residential buildings.

### DESCRIPTION

The property comprises a detached office building over the ground floor, together with a car park to the rear.

The building provides 3,560 sq. ft divided into 13 offices. The property benefits from 2 WC's, kitchen, ancillary storage rooms and a cellar to provide further storage. The premises is suitable for a range of uses subject to planning.

### ACCOMMODATION

Area Descriptions	Sq Ft	Sq M
Ground Floor	3560	330.8
Net Internal Area	3560	330.8

### PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended), but interest parties to make their own enquiries.

### TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed. Please contact the agent for further details

### SERVICES

We understand 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.

### LOCAL AUTHORITY

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



### PRICE / RENT

Asking rent £26,000 pax

### BUSINESS RATES

Details upon request from the letting agent.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E 110.

### 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.

### ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### VIEWING

Strictly by prior appointment with the Agent's Telford office: Alex Smith  
Contact: Alex Smith  
Direct Line: 01952 521000  
Mobile: 07795 275113  
Email: alex@andrew-dixon.co.uk  
Ref: AGS/4185



Printcode: 2026313

### 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.

**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

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