



Industrial Units at Wem Industrial Estate

Soulton Road, Wem, Shropshire, SY4 5SD

- Self-contained industrial units, each extending to 3,330 sq ft (309.40 sq m)
- External yard space/car parking with each unit
- Located on popular industrial estate in Wem
- Only one unit now remaining

Wem Industrial Estate

Soulton Road, Wem

LOCATION

The property is located on Wem Industrial Estate on the north eastern fringe of Wem in north Shropshire. Wem lies approximately 8 miles south of Whitchurch and some 10 miles north of the county town of Shrewsbury, in close proximity to the Cheshire border. The town has a population of approximately 5,000 and enjoys a traditional retailing high street with surrounding residential areas supporting a largely rural based catchment area, with some industrial development on the fringes.

Wem Industrial Estate is a former Prisoner of War Camp site, which was latterly utilised as an ordnance supply depot and now provides a small industrial estate offering a number of self-contained units suitable for light industrial/storage/warehousing/distribution uses. Current occupiers on the estate include a timber company, transport depots, vehicle body builders and steel fabricators.

DESCRIPTION

The property comprises four self-contained industrial units on Wem Industrial Estate, which can be taken individually or combined. The units are housed within four corrugated, arched hut buildings with corrugated iron end walls and concrete floors. Vehicular access is provided to each unit.

Internally, the units provide basic open plan industrial space with WC facilities.

Externally, each unit includes an unsurfaced yard area to one side, with Unit G4 having a yard to both sides.

ACCOMMODATION

Unit No	Size sq ft	Size sq m	Site Area	RV 2017	Status
Unit F5	3,330	309.40	0.45 ac	£6,000	SOLD
Unit F6	3,330	309.40	0.45 ac	£6,000	Available
Unit G4	3,330	309.40	0.71 ac	£6,500	SOLD
Unit G6	3,330	309.40	0.45 ac	£6,000	SOLD

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available and/or connected to the units. Interested parties should make their own enquiries.



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PLANNING

We understand the property has planning permission for uses within Class B1, B2 & B8 of the Town & Country Planning Act 1987 (Use Class Order 2005). It should be noted that with effect from 1 September 2020, changes to use classes have been put in place in accordance with the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI202 No 757).

TENURE

Freehold: The units are available to purchase freehold with vacant possession.

PRICE

The quoting price for Units F5, F6 and G6 is £150,000 per unit. Unit G4 is available at an asking price of £175,000.

SERVICE CHARGE

A service charge is levied by the landlord for the maintenance and repair of the communal areas. Further details available from the agent.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

BUSINESS RATES

See Accommodation Schedule for individual rateable values as per the 2017 Rating List.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for certification.

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.

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/3559



Printcode: 2020123

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.

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