



## Infil House, Shrewsbury Road, Hadnall Shrewsbury, Shropshire, SY4 4AG

- Mixed use investment opportunity - range of offices/retail units and workshops
- Good roadside prominence on busy route in and out of Shrewsbury
- Established rental income with opportunity to increase
- Possible redevelopment potential subject to planning permission



# Infil House

## Shrewsbury Rd, Hadnall

### LOCATION

The property is located in the village of Hadnall, which lies approximately 5 miles north of Shrewsbury and 14 miles south of Whitchurch. The property itself is situated in the village centre fronting onto the A49 Shrewsbury/Whitchurch Road. The latter is one of the busiest routes in and out of Shrewsbury, particularly to the established business areas on the northern side of the town.

### DESCRIPTION

The property comprises a mixed use investment, which essentially provides a two-storey commercial building with single storey extensions to the side and rear on a total site area of 0.4 acres (0.164 hectares) including forecourt car parking and enclosed, shared rear yard.

The original two-storey structure is a former office block, which now offers a series of individual offices/retail units on ground and first floor levels, with communal WC facilities. The building has been extended to the side to provide a single storey workshop and offices, with a further single storey workshop to the rear that is arranged in four bays, each having roller shutter access.

Externally, the property benefits from a substantial car park to the front. An archway between the main office block and the adjoining workshop/offices to the side leads to an open concrete yard to the rear, which provides a circulation area/additional parking. There is also a portacabin office/store within the yard. The rear yard offers potential future expansion space and the large forecourt also offers some development potential subject to planning permission.

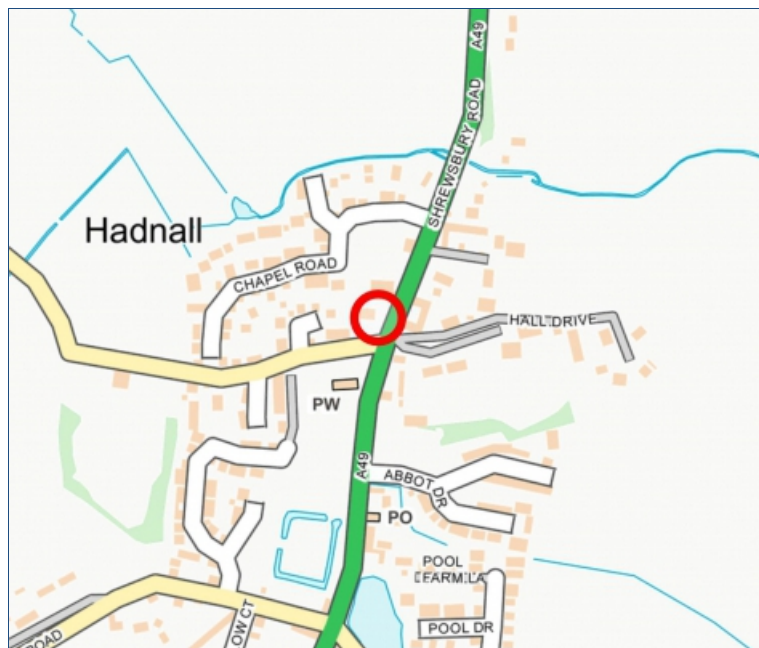
### ACCOMMODATION

#### Ground Floor:

|                              |                       |                    |
|------------------------------|-----------------------|--------------------|
| Offices 4 and 5              | 489.34 sq ft          | 45.46 sq m         |
| Units 5, 5a and small office | 786.01 sq ft          | 73.02 sq m         |
| Unit 6                       | 821.85 sq ft          | 76.35 sq m         |
| Workshops                    | 1,379.76 sq ft        | 128.18 sq m        |
| Archway offices              | 243.27 sq ft          | 22.60 sq m         |
| Portacabin office/store      | 241.23 sq ft          | 22.41 sq m         |
| <b>Gross Internal Area</b>   | <b>3,961.46 sq ft</b> | <b>368.02 sq m</b> |

#### First Floor:

|                            |                     |                   |
|----------------------------|---------------------|-------------------|
| Office 1                   | 312.70 sq ft        | 29.05 sq m        |
| Office 2                   | 240.69 sq ft        | 22.36 sq m        |
| Office 3                   | 152.21 sq ft        | 14.14 sq m        |
| Unit 6a                    | 84.50 sq ft         | 7.85 sq m         |
| <b>Gross Internal Area</b> | <b>790.10 sq ft</b> | <b>73.40 sq m</b> |



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### SERVICES

We understand that mains water, drainage and electricity are available or connected to the property. However, we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE AND PRICE

The property is available to purchase freehold subject to the existing tenancies as detailed in the Tenancy Schedule. Offers in the region of £325,000 are invited for the freehold interest.

### INVESTMENT

The majority of the property is let to a number of established tenants producing a current rental income of circa £24,516 per annum. There is some vacant space (adjoining single storey workshop and offices), which offers the opportunity to enhance the rental income when fully let.

### LOCAL AUTHORITY

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

### BUSINESS RATES

The rateable value of the entire building as per the 2017 Rating List is £11,000. However, we understand that the business rates are paid by the landlord and accounted for in the rents.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(121).

### 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: 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/3660



Printcode: 202117

#### 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.

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TENANCY SCHEDULE

| Demise                        | Tenancy                  | Term     | Start Date | Rent per annum                                  | Break Clause     |
|-------------------------------|--------------------------|----------|------------|---|------------------|
| Office 1<br>First Floor       | Hairdressers             | 10 years | 16.01.18   | Year 1 £2,700<br>Year 2 £3,000<br>Year 3 £3,300 | Years 1, 2, 5, 7 |
| Office 2<br>First Floor       | Offices                  | 2 years  | 01.10.18   | £2,844  | 6 monthly        |
| Office 3<br>First Floor       | Hairdressers             | 6 months | 16.07.19   | £1,992  | 6 monthly        |
| Offices 4 & 5<br>Ground Floor | Offices                  | 2 years  | 01.05.18   | £4,500  | 6 monthly        |
| Units 5 & 5a<br>Ground Floor  | Garden machinery repairs | 1 year   | 31.03.17   | £4,200  | N/A              |
| Units 6 & 6a<br>Ground Floor  | Car services and office  | 1 year   | 01.09.18   | £5,400  | 6 monthly        |
| Portacabin                    | Office and storage       | 1 year   | 01.12.18   | £2,280  | 6 monthly        |
| Workshop                      | VACANT                   |          |            |   |                  |
| Archway Offices               | VACANT                   |          |            |   |                  |
| Total Rental Income           |                          |          |            | £24,516 per annum                               |                  |

TENANCY AGREEMENTS

Individual tenant names not disclosed at this stage, however copies of all occupational licences and/or leases are available upon request from the agent.

The Landlord is responsible for the external repairs and decoration of the property, as well as the payment of business rates, insurance, water rates and waste disposal. The only exception is Office 1 on the first floor, where the tenant pays a contribution of £30.00 per calendar month towards the water rates.