



## Moseley Motorsport, Off Woodhouse Lane Horsehay, Telford, Shropshire, TF4 3BJ

- Detached vehicle repair workshop and premises 4,351 sq ft (403.8 sq m)
- Plus mezzanine store 288 sq ft (26.7 sq m)
- Site area of 0.22 ac (0.089 ha) including secure yard to the side
- Located close to Junction 6 of the M54 motorway
- Asking price £265,000 for the freehold interest



# Moseley Motorsport

## Horsehay, Telford

### LOCATION

The property is situated off Woodhouse Lane in Horsehay and accessed via a shared driveway just off the A5223.

Horsehay is a suburban village located on the outskirts of Telford approximately one mile from Dawley district centre and on the northern edge of the Ironbridge Gorge area. It lies approximately three miles from Telford Town Centre and Junction 6 of the M54 motorway respectively.

### DESCRIPTION

The property offers a commercial site of circa 0.22 acres (0.089 hectares) incorporating a detached industrial unit, which is currently utilised as a vehicle repair workshop, with a separate prefabricated storage building.

The property is completed by a secure, enclosed yard to the side and car parking to the front for 5-6 vehicles.

The principle industrial building has been divided to provide a number of workshops with associated offices and storage areas, including a mezzanine level. There is a pedestrian access to the front elevation and roller shutter access to the side.

There are a number of fixtures and fittings to be included in the sale. Further details available upon request from the agent.

### ACCOMMODATION

Main building - ground floor	3,567 sq ft	331.0 sq m
Mezzanine floor	288 sq ft	26.7 sq m
Prefabricated storage building	784 sq ft	72.8 sq m
<b>Gross Internal Area</b>	<b>4,639 sq ft</b>	<b>430.5 sq m</b>

### SERVICES

We understand that all mains services, with the exception of gas, are 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 are advised by the vendor that the property currently benefits from planning permission for car repairs and sales, with permitted trading hours Monday to Friday 8.30am to 6.00pm and Saturday 8.30am to 1.00pm.



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### TENURE

Freehold: The property is available to purchase freehold with vacant possession.

### PRICE

The asking price is £265,000 for the freehold interest.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £9,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of G(259).

### 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/3681



Printcode: 202132

### 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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