



Premises at Old Ambulance Station

11 Queensway Whitchurch, Shropshire, SY13 1EY

- Warehouse with offices and stores extending to 2,583 sq ft (240.21 sq m)
- Secure, self-contained site of approximately 0.36 ac (0.147 ha)
- Ample on site car parking and delivery access
- Planning application submitted for residential development

Ambulance Station

Whitchurch

LOCATION

The property is located with an entrance from Queensway, but enjoys an extensive frontage onto Sedgford to the south side of the North Shropshire town of Whitchurch.

The location is a short distance from the A525, which links with the A41 Whitchurch bypass and the A49, providing good road communications for the town.

Whitchurch has a population of circa 11,000 and lies some 20 miles north of Shrewsbury, 20 miles south of Chester, 11 miles southwest of Nantwich and 15 miles east of Wrexham.

DESCRIPTION

The property comprises a former Ambulance Station, which is currently utilised as a storage and distribution facility on a secure, self-contained site of approximately 0.36 acres (0.147 hectares).

The buildings extend to approximately 2,583 square feet (240 square metres) overall providing a detached warehouse/workshop unit with adjoining single storey offices and stores, complete with kitchenette and WC facilities. The industrial element is arranged in a single workshop bay incorporating a vehicle inspection pit, with access via 6 up-and-over doors.

Outside, there is an enclosed, surfaced service yard for car parking and deliveries, including a loading/unloading bay with canopy over.

ACCOMMODATION

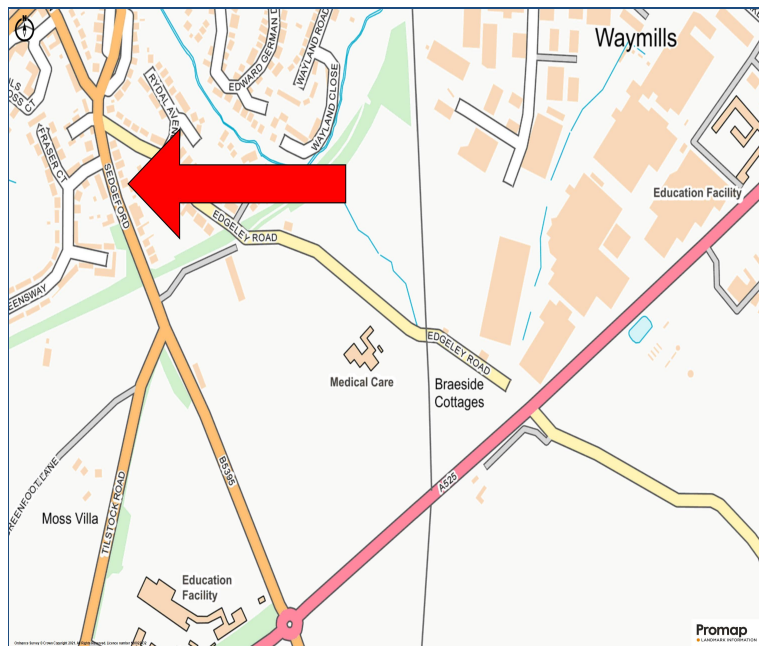
Offices and stores	1,007 sq ft	93.69 sq m
Warehouse (former garage workshop)	1,576 sq ft	146.52 sq m
Total Area	2,583 sq ft	240.21 sq m
Canopy	342 sq ft	31.75 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted, however, that we have not checked or tested these services and interested parties are advised to make their own enquiries.

LOCAL AUTHORITY

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



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PLANNING

We understand the property has planning permission for Storage and Distribution (planning ref: 19/05010/COU).

However, a planning application has been submitted for the redevelopment of the site to provide 5 residential dwellings (planning ref: 20/03431/OUT).

TENURE

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

PRICE

The asking price is £395,000 for the freehold interest.

BUSINESS RATES

We are advised that the rateable value of the property in the 2017 rating list is £13,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(82).

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: Simon Beedles FRICS

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Ref: SB/3685



Printcode: 202139

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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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