



## Former Cheapside Garage, Cheapside, Shifnal Telford, Shropshire, TF11 8BN

- Former car showroom and garage with covered forecourt, workshops and offices
- Extending to approximately 3,325 sq ft (309.51 sq m) overall
- Total site area of 0.22 ac (0.09 ha) including secure compound and car parking
- Significant redevelopment potential subject to planning permission
- Additional land and buildings may be available by separate negotiation

# Cheapside Garage

## Shifnal, Telford

### 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 Cheapside and Shrewsbury Road. Cheapside runs parallel to Bradford Street, being Shifnal's main shopping area. The property is adjoined by offices and is close to the local Co-operative store and Post Office. There is established residential development to the rear.

### DESCRIPTION

The property comprises a detached former car showroom, which is arranged over two floors, together with covered forecourt, associated offices and garage workshops. The buildings occupy a total site area of circa 0.22 acres (0.09 hectares), including a secure compound and car parking.

The showroom features display windows to the front and side elevations with glazed, sliding vehicular access doors. It provides a tiled showroom incorporating reception area, sales and service offices and WC facilities on the ground floor with two additional offices and parts store on the first floor.

Adjoining the showroom to the rear are three individual garage workshops, complete with four vehicle inspection pits and a two-post lift. Each workshop has a vehicular access door and there is some mezzanine storage.

Externally, there is a hard-standing compound/car sales pitch to the rear of the showroom fronting onto Shrewsbury Road, which is secured with palisade fencing and has a gated access. The forecourt fronts onto Cheapside and is covered by a canopy, providing on-site car parking/additional car sales pitch.

### ACCOMMODATION

Ground floor showroom and office	735 sq ft	69.00 sq m
Ground floor reception and offices	392 sq ft	36.44 sq m
First floor offices	333 sq ft	30.92 sq m
Workshop 1	1,059 sq ft	98.37 sq m
Workshop 2	360 sq ft	33.43 sq m
Workshop 3	446 sq ft	41.44 sq m
<b>Total Area</b>	<b>3,325 sq ft</b>	<b>309.60 sq m</b>
Plus workshop mezzanine	Not measured	



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### PLANNING

The property has significant redevelopment potential, subject to planning permission. Interested parties are advised to make their own enquiries with the Local Planning Authority.

### SERVICES

We understand that all mains services are available or connected to the property. The showroom is heated by warm air blowers and the offices by electric storage heaters. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### TENURE

Freehold: The property is offered for sale freehold with vacant possession.

### PRICE

Price upon application.

### ADDITIONAL LAND

Additional land and buildings are available, subject to separate negotiation.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £35,500.

### ENERGY PERFORMANCE CERTIFICATE

The current EPC for the property (expiring August 2033) gives an energy rating of E-111.

### 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

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Ref: BNF/3773



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