



## Former Graham Hill Flooring, Station Lane Bridgnorth, Shropshire, WV16 5DP

- Industrial unit extending to approximately 1,710 sq ft (158.85 sq m)
- Providing 2 workshops with associated offices and lean-to stores
- Adjoining the Severn Valley Railway in popular town location
- Potential trade counter use, subject to planning consent
- Potential to create on-site parking by removal of lean-to structure

# Graham Hill Flooring

## Station Lane, Bridgnorth

### LOCATION

Bridgnorth is a prosperous market town in Shropshire with a population of approximately 12,000. It is located in close proximity to the Staffordshire border, some 10 miles to the south of Telford New Town and 20 miles southeast of the county town of Shrewsbury.

Bridgnorth has an extensive rural catchment area to complement a sizeable commercial development, and incorporates an attractive and historic retailing core.

The property itself is situated on Station Lane, adjoining the Severn Valley Railway's main engine maintenance facility. Station Lane lies just off the B4373 - the main route linking Bridgnorth High Town and Low Town - and provides a good road link to the A442 and A458 roads to the east of the town.

### DESCRIPTION

The property comprises an industrial workshop premises of steel frame construction with blockwork clad elevations surmounted by an insulated cement fibre board roof incorporating roof lights, together with lean-to extension of mono-pitched steel frame construction with timber clad elevations beneath a steel profile sheet roof.

A pedestrian access to the front of the main unit leads to 2 workshop areas with a minimum eaves height of approximately 3.1m. The front workshop incorporates a small internal office section comprising a reception area, 2 partitioned offices, and ladies and gent's toilet facilities. The rear workshop incorporates a fully fitted kitchen area.

The accommodation benefits from internal lighting, carpet and lino floor coverings and an oil fired warm air heating system.

The lean-to section adjoins the main building to the western elevation and was installed by the previous occupier. It has a separate entrance to the front and currently provides 2 storerooms/additional workshop area, but could easily be dismantled and removed to create a delivery/loading access and parking area on site.

### ACCOMMODATION

Front workshop (incl. offices and WC's)	671 sq ft	62.31 sq m
Rear workshop (incl. kitchen area)	681 sq ft	63.24 sq m
Lean-to section (stores)	358 sq ft	33.30 sq m
<b>Gross Internal Area</b>	<b>1,710 sq ft</b>	<b>158.85 sq m</b>



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### SERVICES

Mains electricity, water and drainage are connected to the property, as well as an oil fired warm air heating system. We understand the water is sub-metered off a neighbouring unit and recharged on a usage basis. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended). It does lend itself towards a trade counter use, subject to planning permission, however interested parties are advised to make their own enquiries in this regard.

### TENURE

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

### PRICE

The quoting price is £155,000 for the encumbered freehold interest.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £8,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E-125.

### 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

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Ref: BNF/4032



Printcode: 2024614

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