

INDUSTRIAL TRADE COUNTER FACILITY



**Former Rea Valley Tractors, Audley Avenue**  
**Industrial Estate, Newport, Shropshire, TF10 7BX**

- Versatile industrial facility with retail/trade counter and large open storage yard
- Former Rea Valley Tractors sales and service centre
- Extending to 9,949 sq ft (924.34 sq m) plus mezzanine 5,086 sq ft (472.61 sq m)
- Potential for more intense retail/trade counter use, subject to planning consent
- Located on A518 and A41 within approx. 10 miles of M54 and M6 motorways

# Rea Valley Tractors

## Audley Avenue, Newport

### LOCATION

The property is situated on the highly sought after Audley Avenue Industrial Estate in Newport. Newport is a thriving former market town, which acts as a dormitory settlement for the nearby commercial hub of Telford and the West Midlands. The town lies on the Shropshire and Staffordshire border some 8 miles north of Telford Town Centre and 12 miles west of Stafford. Junction 3 of the M54 motorway is approximately 9 miles distant via the A41.

Audley Avenue Industrial Estate is an established and popular business location, which is currently dominated by trade counter operators including Wynnstay, Huws Grey, Howdens and Screwfix. There is an Aldi supermarket close by, as well as a McDonalds, Subway and Greggs on the adjoining retail park, which was completed within the last few years.

### DESCRIPTION

The property is the former sales and service centre of Rea Valley Tractors and offers a self-contained and versatile industrial/trade counter facility with substantial open storage yard and loading/service area. The accommodation is arranged in two adjoining buildings providing showroom with trade counter, parts stores, administration offices and mezzanine store, and separate workshop.

The showroom has an eaves height of 3.2m and benefits from a glazed frontage with customer entrance and security shutters. The offices are blockwork and split into a number of individual rooms, complete with WC facilities.

The workshop has an eaves height of 4.3m and benefits from two roller shutter doors measuring 5.4m(h) x 4.8m(w) and one measuring 4.7m(h) x 6.4m(w), which lead onto the yard area, together with mezzanine store and ramped forklift loading access point. There is also a separate pedestrian link back into the adjoining showroom and premises.

Externally, the property benefits from a large open storage yard to the front and additional loading/service area to the side. as well as a vehicle wash area with drainage interceptors, and a flagpole overlooking the estate road (for which planning permission is in place).

### ACCOMMODATION

Showroom, offices and parts store	5,586 sq ft	519.00 sq m
Workshop	4,363 sq ft	405.34 sq m
<b>Gross Internal Area (GIA)</b>	<b>9,949 sq ft</b>	<b>924.34 sq m</b>
Parts mezzanine	4,647 sq ft	431.80 sq m
Workshop mezzanine	439 sq ft	40.81 sq m



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### SITE AREA

The property has a total site area of 0.779 acres (0.315 hectares).

### SERVICES

We understand that all mains services are available or 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

The property does lend itself towards a more intensive retail/trade counter use, subject to the necessary planning permission. Interested parties are advised to make their own enquiries with the Local Planning Authority in this regard.

### TENURE

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

### PRICE

Offers are invited in excess of £950,000 for the 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 £41,750.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of F137.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

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