



## Workshop Unit JH, Duke Street, Broseley Telford, Shropshire, TF12 5FZ

- Mid-terraced, single storey workshop unit extending to 668 sq ft (62.04 sq m)
- Double access door to front elevation measuring 1.5m w. x 1.99m h.
- Located on small industrial estate in Broseley with roadside frontage
- Low rateable value, ideal for a small business (property may qualify for small business rates relief)

# Unit JH Duke Street Broseley, Telford

## LOCATION

The property is located in the small Shropshire town of Broseley, which has a population of circa 5,600 (2021 census). Broseley lies on the southern side of Ironbridge Gorge, a World Heritage Site, approximately 1 mile from central Telford and 5 miles from Bridgnorth. The River Sever flows to the north and east of the town.

The subject property is situated on a small industrial estate close to the junction of King Street and Duke Street, in a largely built-up residential area with all local amenities available nearby. Adjoining commercial occupiers include vehicle repair workshops.

## DESCRIPTION

The property comprises a single storey, terraced workshop unit of brickwork construction beneath a pitched timber, truss-frame roof clad with steel profile sheeting.

The unit benefits from two pedestrian access doors to the front elevation, one of which is a double door (1.55m wide by 1.99m high).

Internally, the unit is currently arranged to provide an open plan workshop with fitted kitchenette, separate store and WC facilities. It has fluorescent strip lighting and a concrete floor throughout.

Externally, there is no demised car parking but on-street car parking is available immediately to the front of the unit along Duke Street.

## ACCOMMODATION

Gross Internal Area	668 sq ft	62.04 sq m
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## SERVICES

We understand that mains water, drainage and electricity are available or connected to the property. 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 B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries with the Local Planning Authority.



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## TENURE

Leasehold: The property is available to let on a new FRI lease on terms to be agreed.

## RENT

The quoting rent is £5,000 per annum exclusive.

## LOCAL AUTHORITY

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

## BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £2,450. The property may qualify for small business rates (interested parties to make their own enquiries with the Local Rating Authority).

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC with an energy rating of D(79).

## 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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3135C



Printcode: 2025522

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