

COMMERCIAL/INDUSTRIAL PREMISES WITH YARD



The Hangar, Crow Lane, Child's Ercall
Market Drayton, Shropshire, TF9 2DB

- Modern detached single storey warehouse of 4,650 sq ft (431.98 sq m)
- Secure site with yard of circa 0.5 ac (0.28 ha) for parking/open storage
- Separate small office building with kitchen, shower room and WC facilities
- Rural location approximately two miles east of A41 trunk road

The Hangar

Crow Lane, Child's Ercall

LOCATION

Child's Ercall is a small village in North Shropshire, which is situated in a remote rural area between the towns of Market Drayton and Newport, with the closest neighbouring village being Ollerton approximately 1 mile to the west.

The property itself is located approximately 0.5 miles north of Child's Ercall and close to Tern Hill. It lies approximately 2.5 miles from Hinstock, 10 miles north of Telford, and 7 miles south of Market Drayton.

The property is situated in open countryside and accessed via a public road approximately two miles off the A41 trunk road, with the majority of traffic directed through Child's Ercall village. Ollerton Business Park is approximately half a mile to the north.

DESCRIPTION

The property comprises a commercial site of circa 0.7 acres, which accommodates a detached former hangar offering modern single storey industrial work space, together with associated yard and separate office building on site.

The main commercial building/former hangar provides open plan warehousing/storage accommodation with five electronically operated up-and-over doors and two pedestrian access points. The building is of steel portal frame construction, having block-work and insulated steel clad elevations with a lower outer brick skin. It has a concrete floor and is surmounted by an insulated steel clad roof incorporating translucent roof lights.

To the front of the site is a large secure yard, which is fully surfaced with a mixture of tarmac and hard-standing. There is also a detached, single storey brick and tile structure within the yard area, which currently provides a works office with kitchen, shower room and WC facilities.

Externally, the site is securely bounded by palisade fencing and benefits from pole lighting at the entrance way.

ACCOMMODATION

Former Hangar (93ft x 50ft)	4,650 sq ft	431.98 sq m
Office Building	230 sq ft	21.37 sq m
Total Gross Internal Area	4,880 sq ft	453.40 sq m
Total Site Area	0.7 ac	0.28 ha



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SERVICES

We understand that mains electricity (3-Phase), water and drainage 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

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

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

RENT

The quoting rent is £35,000 per annum exclusive.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, Shropshire, SY2 6ND - Tel: 0345 678 9003.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £26,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(53).

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

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3086



Printcode: 20141126

What's this?

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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