



Retail Premises at 4a The Quadrant, Roushill Shrewsbury, Shropshire, SY1 1PQ

- Prominent two-storey retail premises extending to 974 sq ft (90.55 sq m)
- Open plan retail space arranged over ground and first floor levels
- Close to Shrewsbury town centre and main public 'Pay & Display' car parks
- Guide price £140,000 for freehold interest with vacant possession

4a The Quadrant Roushill, Shrewsbury

LOCATION

Shrewsbury is a popular market town and the county town of Shropshire, which lies on the River Severn, strategically located at the intersection of the main A49 and A5. The town is approximately 9 miles east of the Welsh border and serves as the commercial centre for Shropshire and parts of Mid-Wales. Also located approximately 15 miles west of Telford, 41 miles south of Chester and 47 miles northwest of Birmingham city centre.

Roushill is conveniently situated just off Mardol, being home to a mix of independent retailers, eateries and health and beauty specialists.

The property itself enjoys a prominent roadside position at the bottom end of Roushill close to the town's retail core, immediately adjoining Osteria Italian Restaurant to the east and an antiques and vintage shop to the west. Nearby national independent traders include Jessops, Pizza Express and Blacks.

DESCRIPTION

The property comprises a two-storey retail premises, currently utilised as a wool shop. It has a somewhat unusual design featuring an effective full height glazed frontage onto Roushill.

The accommodation is arranged to provide an open plan retail area on the ground floor, with pedestrian access to the front, with a staff kitchen and disabled WC facility to the rear.

At first floor level there is a further open plan retail/storage area incorporating a small office and additional WC.

There is no demised car parking, but the property is conveniently located in close proximity to Mardol Head and the main public 'Pay & Display' car parks.

ACCOMMODATION

Ground Floor	489 sq ft	45.46 sq ft
First Floor	487 sq ft	45.09 sq ft
Net Internal Area	974 sq ft	90.55 sq m

SERVICES

We understand that mains electricity, 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.



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

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

PRICE

The guide price is £140,000 for the freehold interest.

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 £7,900.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(45).

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3982



Printcode: 20231213

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

SITE PLAN



ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk