



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**OFFICES/ TRADE COUNTER
PREMISES**

4,831 sq ft (449 sq m)



**GRANGE HOUSE, LANCASTER ROAD, SHREWSBURY
SHROPSHIRE, SY1 3JF**



- ◆ Office/Trade Counter premises
- ◆ Convenient roadside location in established commercial area of town
- ◆ Extensive onsite parking

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LOCATION

The property is located with prominent frontage to Lancaster Road, Shrewsbury in an established commercial area of the town.

Surrounding occupiers include Cousins Furniture, Charlies Stores, Iceland and Matalan and other commercial occupiers include Salop Design and Engineering, Spelt Products and ATS Euromaster.

Harlescott is an established commercial area of the town with a variety of industrial retail and trade counter operators with good access onto the nearby A49/A53 connecting to the A5/M54 nearby to the South. Shrewsbury Town Centre is approximately 2 miles to the South with Telford being approximately 18 miles to the East.

DESCRIPTION

The property provides a ground floor office/trade counter premises (currently used as a gym) overlooking Lancaster Road. The unit connects to the Cousins Furniture Store which operates adjacent to the premises.

The unit is partitioned to provide a variety of rooms off a reception area. It is carpeted and fitted with suspended ceiling and central heating.

Externally, there is marked car parking to the front and additional parking/storage to the side of the premises.

ACCOMMODATION

Ground Floor - 4,831 sq ft (449 sq m)

RENT

The property is available on a new lease with terms by negotiation. £27,500 per annum exclusive plus VAT.

SERVICES

We understand that mains water, electricity, gas and drainage are connected or available. Interested parties are advised to check their position with their advisors/contractors. The property is separately metered.

PLANNING

The property as previously been used as offices, although it has potential for alternative commercial use, subject to planning consent. Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

RATES

Rateable Value from 1st April 2026 - £30,250

Interested parties should enquire with the Local Authority to confirm their specific liability.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

The property has been awarded an Energy Performance Certificate Rating E(104).

WEBSITE

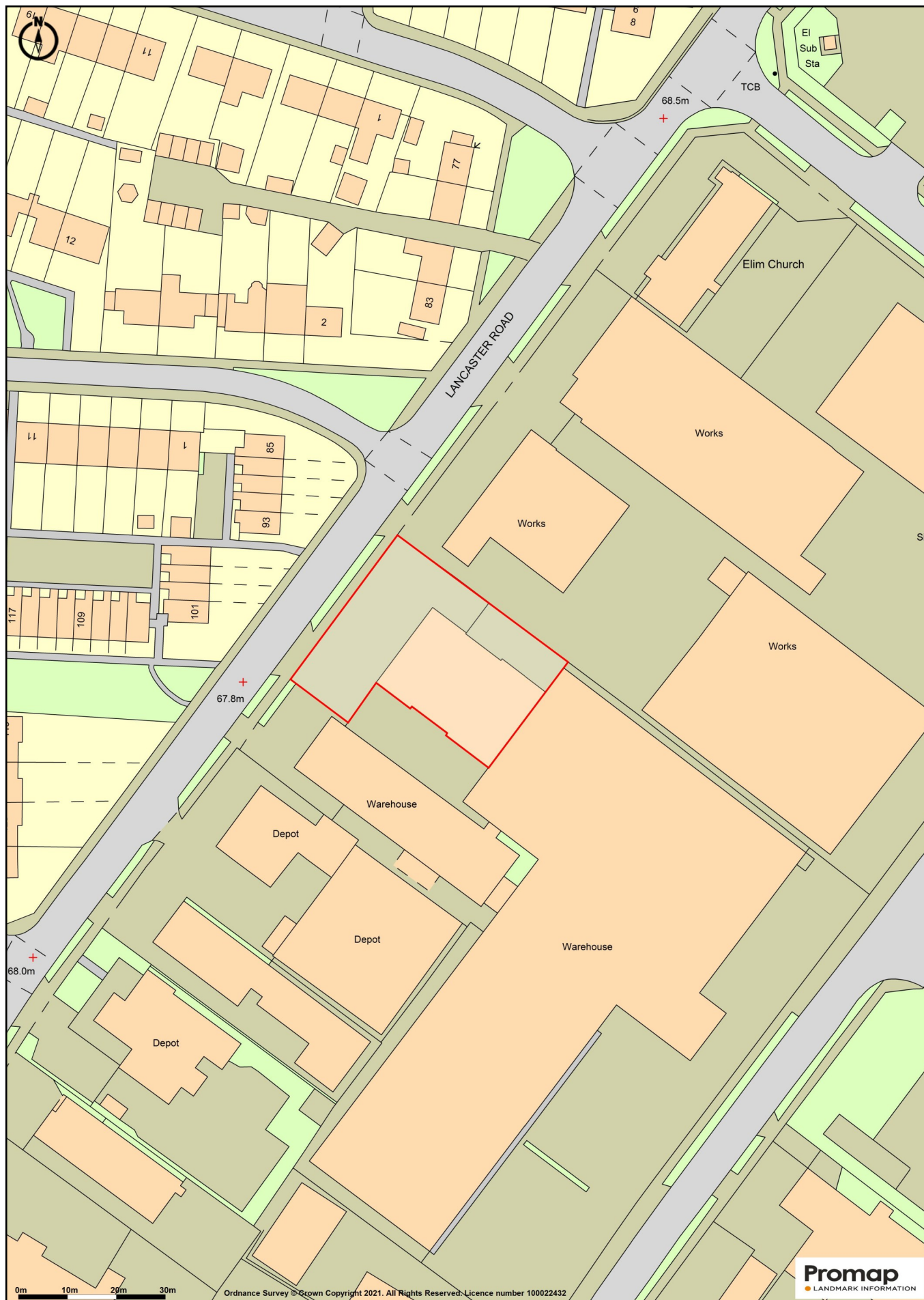
Aerial photography and further information is available at bulleysbradbury.co.uk/grangehse.

VIEWING

Strictly by prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details prepared 03.26





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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