



FOR SALE

Former J C Dyke Supplies, Maes-y-Clawdd, Oswestry, SY10 8NN







Location

The property occupies a prominent roadside position within the popular Maes-Y-Clawdd Industrial Estate approximately 2 miles south east of Oswestry Town Centre with convenient access to the main A5 and A483 trunk roads.

The industrial estate is well established with a range of national and regional occupiers in the immediate area include ARLA Food Centre, City Electrical Factors, Pentons Haulage and Momentum Wines.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 18,000 people. The town is strategically located close to the Welsh border approximately 18 miles north-west of Shrewsbury, 30 miles south of Chester, 15 miles from Wrexham and 29 miles north-east of Newtown. The town has a large commercial centre and developing industrial base serving a wide catchment area.

Description

The site comprises a substantial purpose-built dual bay warehouse/trade counter premises with additional low-level warehouse and lean to additions, extending in total to approximately 29,301 sqft (2,723 sqm) having 2 external yard areas on a site area extending to 1.63 acres (0.552 hectares) or thereabouts.

The main warehouse premises comprises a dual bay steel portal frame premises providing open plan accommodation and having a minimum eaves height of 5 metres with 2 roller shutter loading doors to the northern elevation. The warehouse includes a large mezzanine area to the front of the property, and integral two storey office accommodation accessed both internally and externally via the customer car park.

The property has the benefit of 2 secure yard areas providing loading access and customer parking to either sides of the main building.

The property lends itself to a variety of uses, subject to planning, and is offered for sale with the benefit of full vacant possession.

Accommodation

Description	Approximate Gross Internal Area	
	SQ M	SQ FT
Warehouse Inc. Offices	1,721	18,525
Mezzanine	383	4,121
Garden Centre	514	5,527
Lean to Storage	105	1,128
Total	2,723	29,301

TRAVEL DISTANCES

Main Roads

A5 – 0.7 Miles
M54 – 27 Miles
A55 – 30 Miles

Cities

Wrexham – 15 Miles
Shrewsbury – 17 Miles
Birmingham – 27 Miles

Train Stations

Wrexham General – 25 minutes
Shrewsbury – 30 minutes
Crewe – 1 hr 5 minutes

Airports

Liverpool John Lennon – 1 hr 5 mins
Manchester – 1 hr 7 mins
Birmingham Intl – 1 hr 30 mins



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TSR

TOWLER SHAW ROBERTS



TENURE

We are instructed to seek offers in the region of **£1,650,000** for the freehold interest with benefit of vacant possession upon completion.

The property is also available To Let on terms to be agreed, at an annual rent of **£125,000** per annum exclusive.

LOCAL AUTHORITY

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

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity, gas and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises 
Rateable Value – £111,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ENERGY PERFORMANCE RATING

To be confirmed.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has not elected to charge VAT at the present time.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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