



57 Ennerdale Road,  
Shrewsbury, SY1 3LD

£32,500 pa (exclusive)



## Summary

- Mid Terrace Trade Counter/Light Industrial Unit available to let on a new lease.
- Ground Floor 4,867 sq ft (452 m<sup>2</sup>) plus Mezzanine at 784 sq ft (73 m<sup>2</sup>).
- Redecorated throughout to provide excellent storage or retail space over ground and mezzanine levels.
- 4m eaves height.
- Allocated parking to the front for 5 vehicles and a shared delivery yard with loading entrance to the rear.
- Carpark area to the front of the units is to be re-surfaced.
- Previously occupied by a furniture store, the property is suitable for a variety of retail or storage / distribution uses subject to planning.



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For further information, contact:  
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## Location:

The unit is situated on Ennerdale Road approximately 2.5 miles north of Shrewsbury town centre within the established Harlescott industrial sector of the town.

Nearby occupiers include Cousins Furniture, SOS Agricultural Ltd, Organic Energy (UK) Ltd, Rolling Homes Campers, GMC Motorhomes, CH Welding Services, GK MOT and Tachograph Centre, J-Tech Suspension Ltd among others.

Shrewsbury is the county town of Shropshire being located approximately 48 miles North-West of Birmingham, 43 miles South of Chester, and 17 miles West of Telford.

The town benefits from excellent transport links with arterial roads leading from the A5 (T) to the M54 motorway and on towards the M6 and the rest of the country's national motorway network. The Town is also located off the A49 Hereford to Cheshire trunk road and at the beginning of the A458 to mid-Wales.

Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

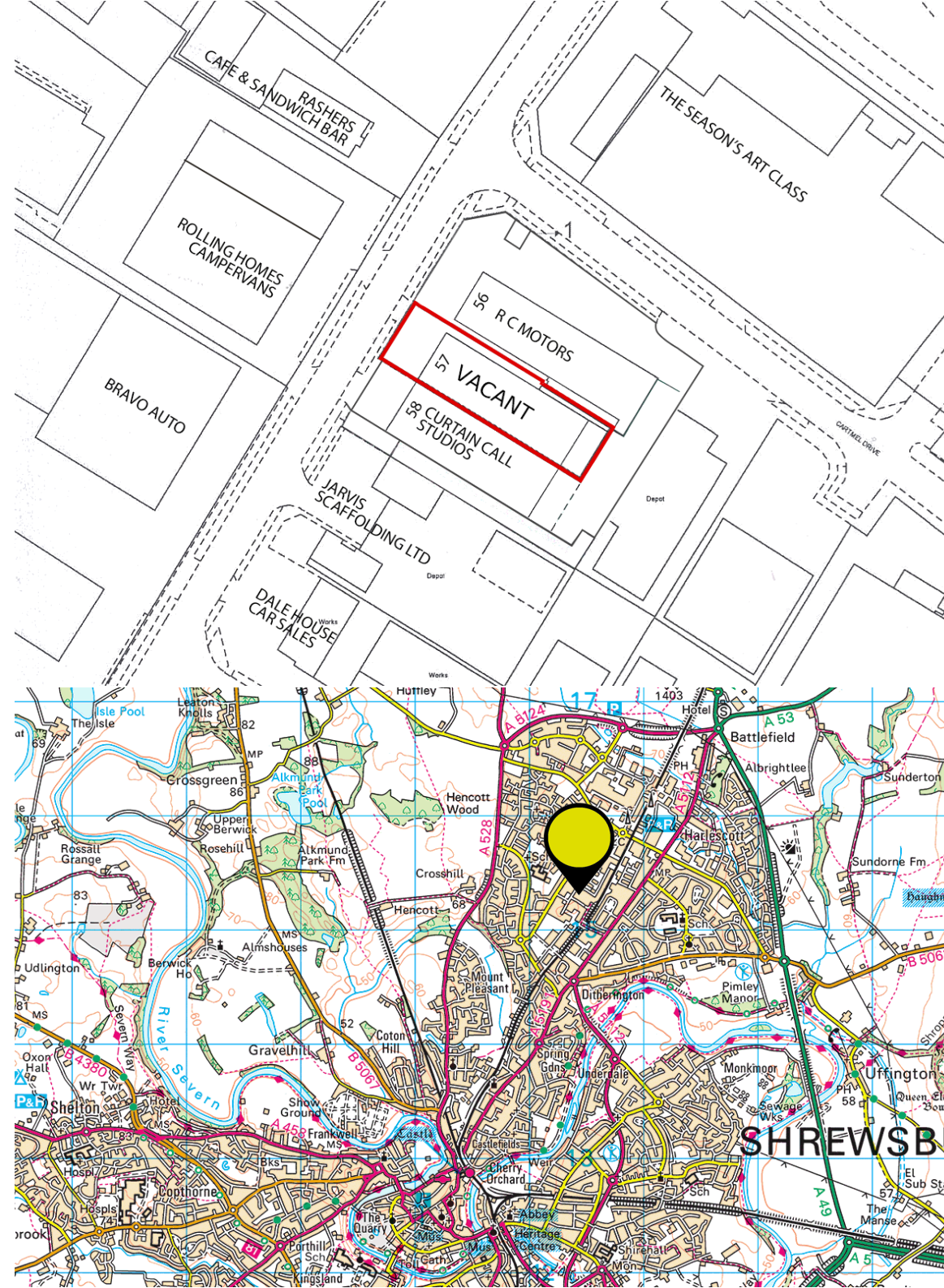
## Description:

The premises comprise an industrial/warehouse unit of portal frame construction with part brick/ part block elevations set beneath a pitched corrugated sheet roof with a painted concrete floor. The unit benefits from good natural light together with supplementary ceiling lights and has an internal eaves height of about 4m. The unit has recently been redecorated throughout following the expiry of the previous Tenants lease.

There is car parking at the front of the property for about 5 vehicles with a personnel door leading to the main entrance lobby of the warehouse/showroom. There are double doors (3.35m x 3m) at the rear of the unit leading to the loading bay with an electric roller shutter door (3.78m x 3.17m) to the rear delivery area, which is accessed off Cartmel Drive. The Landlord intends to resurface the car park area to the front of the units.

Internally the ground floor is divided into a retail area at the rear with office accommodation and toilets at the front. The mezzanine floor is accessed via stairs from the main entrance lobby which briefly comprises kitchenette/staff accommodation, boardroom / office and toilets.

The premises have traded for many years as furniture sales.



## Tenure

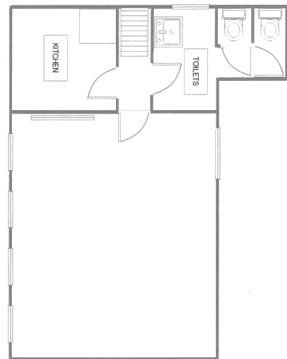
The unit is available on a new Tenant's Full Repairing and Insuring lease on Terms to be agreed.

## Accommodation

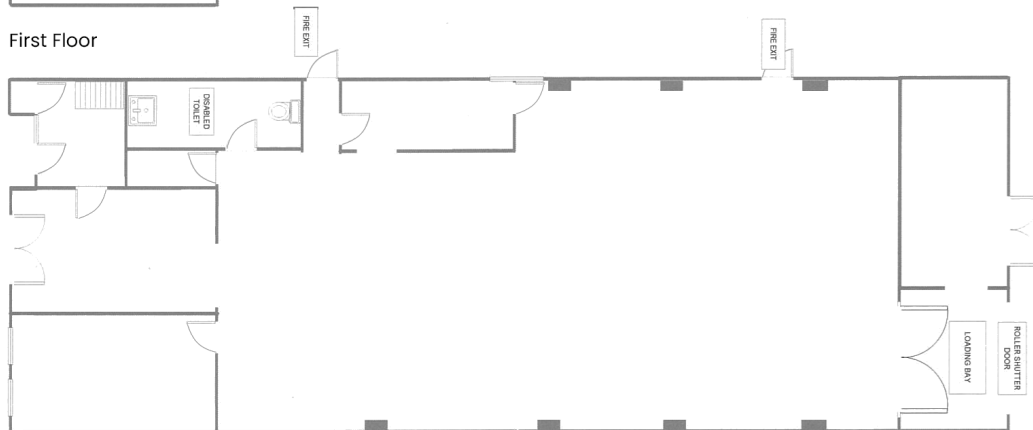
(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a gross internal floor area basis).

Floor	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	4,867	452.19
Mezzanine	784	72.92
Outside	5 Allocated parking spaces	
<b>Total</b>	<b>5,652 sq ft</b>	<b>525.11 m<sup>2</sup></b>



First Floor



Ground Floor

Floorplans are for illustrative purposes only

## Deposit

A rental deposit may be required at lease completion.

## Service Charge:

There is a service charge payable in addition for the maintenance and upkeep of the communal areas and exterior of the property. Further details available from the letting agent.

## Services (not checked or tested):

It is understood that all mains services are connected (except gas). Interested parties are advised to make their own enquiries with the relevant utility companies.

## Planning:

Interested parties are advised to make their own enquiries with the Local Planning Authority to their intended use of the property.

## VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

## References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

## Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

## Costs:

Each party is to pay their own costs incurred in this transaction.

## Fixtures and Fittings:

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these particulars are excluded from the letting.

**Rateable Value:**

**£24,250**

1st April 2026

**Energy Performance Rating:**

**D 80**

**Local Authority:**

Shropshire Council

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



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Ground Floor Office



First Floor Kitchen

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Shared Service Yard and Entrance



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