

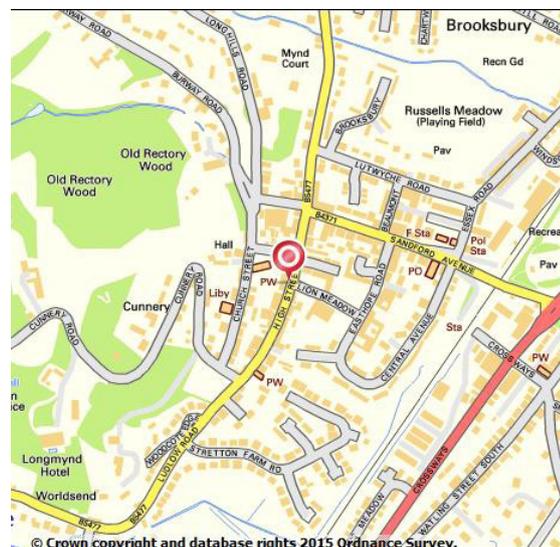
FOR SALE
Investment

47A HIGH STREET, CHURCH STRETTON
SHROPSHIRE SY6 6BX



A Rare Opportunity to buy a prominently located Commercial Investment in the sought after Market Town of Church Stretton

- The Property comprises Offices, Staffroom and Storage Area
- Off-road Car Parking
- Conveniently located on one of the main Retail Streets in Church Stretton



Price: Offers in the region of of £160,000 (exclusive)

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SITUATION

The property is located in the town centre of Church Stretton fronting onto High Street. Church Stretton is an established market town and tourist centre, where all local amenities are available.

High Street serves as one of the main retail streets in the town centre.

The town is located adjacent to the A49 trunk road (the main Shrewsbury to Ludlow Road) and approximately 15 miles from the town centre of Shrewsbury, which is the county town of Shropshire

DESCRIPTION

The property comprises a single storey property, currently arranged to provide office accommodation and located in the sought after town centre of Church Stretton.



The property is of traditional construction and provides a Total Net Internal Floor Area of approximately 435 ft sq (40.41 m sq).

The premises benefit from off road parking and are arranged to provide offices, a staffroom and a storage area.

The property would lend itself to a variety of alternative uses, subject to the receipt of the relevant statutory consents in the future.

ACCOMMODATION

(All measurements are approximate)

	sq m	sq ft
Front Office	27.17	292
Staffroom	5.96	64
Stores	7.35	79

Toilet
Off Road Parking

TENURE

The property is offered for sale freehold subject to a lease dated the 30th June 2017 between HS45 Property Limited and Titanium Accountants Limited for a term of 1 year from the 1st July 2017.

The current rent is £4,800 per annum. The lease is granted on a Tenants Full Repairing and Insuring Basis. The lease is within the Landlord and Tenant Act 1954 Part 2 and is subject to an option for the tenant to renew for a further year.

A copy of the lease is available from the selling agents upon request.

PLANNING

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

Shropshire County Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

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RATEABLE VALUE

The purchasers should rely on their own enquiries to the charging authority.

We have made non-verbal enquiries and can confirm the following approximate values:

Rateable Value 2017/18 £5,200

Rates Payable 2017/18 £2,423.20

SERVICES

Not tested.

We understand that all mains services are connected to the property.

PRICE

Offers are sought in the region of £160,000 (exclusive).

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the sale of the property.

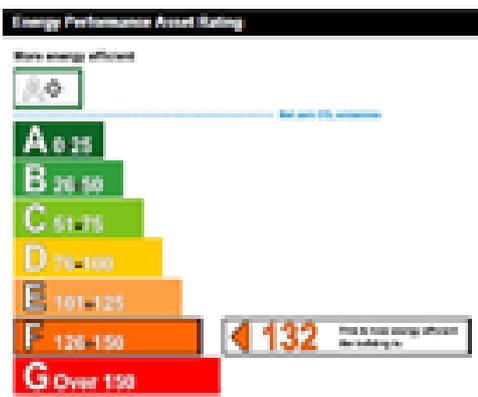
LOCAL AUTHORITY

Shropshire County Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Telephone: 0345 678 9000

FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any purchaser should satisfy themselves independently as to VAT in respect of any transaction.



VAT

All figures quoted are exclusive of VAT. It is understood that the property is not subject to VAT.

EPC

Available upon request.

VIEWING

Strictly by prior arrangement with the Sole Agents.

For more information or to arrange a viewing please contact:

James Evans
E: james.evans@halls.gb.com

Rebecca Welch
E: rebeccaw@halls.gb.com

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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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