

FOR SALE

Halls¹⁸⁴⁵

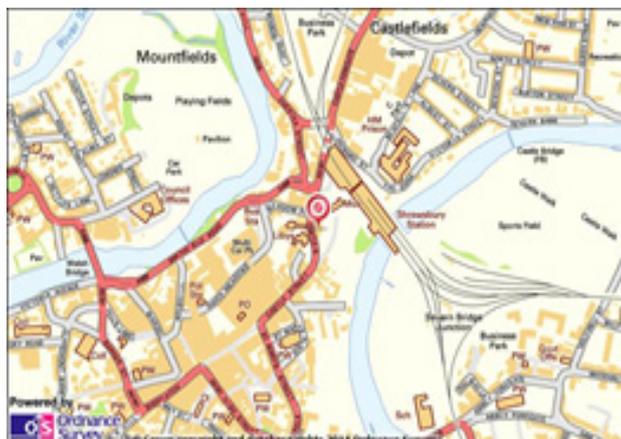
COMMERCIAL

RESIDENTIAL HMO INVESTMENT

Lucroft, Castle Gates, Shrewsbury SY1 2AD



- House in multiple occupancy
 - 11 Bedrooms
 - Grade II Listed
 - Close proximity to Town Centre and railway station
 - Development Potential (subject to consents)
- Price: Offers in the region of £474,000**



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Location

The property is located in the Town Centre of Shrewsbury, which is the County Town of Shropshire. The business is situated on one of the town's main high streets with a variety of neighbouring businesses and commercial style shops.

Shrewsbury is a very desirable market town due to its many attractions and community services. The town lies on the River Severn and has over 660 historic listed buildings including several examples of timber framed buildings dating back to the 15th and 16th centuries.

Shrewsbury offers exceptional housing, good schools, NHS services, excellent shopping and beautiful open countryside. The location also benefits from being less than 11 miles away from the M54 which connects to the M6 motorway, making visiting and commuting very easy.

Description

The property comprises a four storey, Grade II listed building.

The ground floor entrance from Castle Street leads up the the first floor and reception area. There is also access to basement storage from the ground floor entranceway.

The property is currently run as a House in Multiple Occupancy (HMO), having a licence for 10 rooms. Current turnover is £47,000 per annum and there is the potential to convert accommodation to provide three further bedrooms which would increase turnover by approximately £13,000 per annum.

The first floor provides a reception/welcoming area, office, fully fitted kitchen dining room with ample dining tables and chairs for 20-25 covers, toilet facilities and storage space. There is also a private living area and an owner's bedroom with with en-suite.

The second floor provides the following accommodation: Bedroom 1 - single room, Shared separate bathroom on landing (Bedrooms 1 & 3). Bedroom 2 - Double room with en-suite. Bedroom 3 - twin/double room. Bedroom 4 - double room with en-suite. Bedroom 5 - double room with en-suite. Bedroom 6 - family room with en-suite. There is also a storage area.

The third floor provides the following accommodation: Bedroom 7 - single room with en-suite. Shared bathroom (Bedrooms 7, 8 and 10) Bedroom 8 - single room. Bedroom 9 - single room with en-suite. Bedroom 10 - single room. There is also a storage area.

To the exterior of the property there is a rear yard.

The property has been established since 1902 and has been in the current ownership since 1995. Our clients are reluctantly offering the business to the market due to their desire for a change of lifestyle.

Planning

Prospective purchasers should make their own enquiries to the planning authority. The property has potential for alternative uses, subject to statutory consents.

Price

Offers in the region of **£474,000** (Four hundred and seventy four pounds) are sought for the long leasehold interest.

Tenure

The property held on a 999 year lease at a peppercorn rent.

Rateable Value

Interested parties should make their own enquiries to the Local Authority.

Rateable Value: £7,300

Rates payable 16/17: £3,533.20

Energy Performance Rating

The property is listed and therefore and EPC is not required.

Legal costs

Each party are to be responsible for their own costs.

Fixtures & Fittings

Only those items described in these sales particulars are included in the sale.

Services

(Not tested at the time of our inspection.)

The property benefits from all mains services including a gas fired central heating system.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND Telephone: 0345 678 9000

Financial Act 1989

Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

01743 450 700

James Evans

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Shrewsbury / West Midlands / Worcester