

RETAIL/OFFICE PREMISES - FOR SALE or TO LET

Two separate retail/office premises on the ground floor with storage and office space behind suitable for a variety of uses WITH VACANT POSSESSION



- 2 spacious shop/office premises extending to approximately 1,300sq ft
- Good sized retail space
- Further office/storage spaces
- Kitchen and WC facilities
- Prominent town centre site within a short walking distance of the main public car park and railway station

£165,000
or
£12,000pa

The Property

Tudor House, 47 High Street is in a prime location on Wem High Street close to public car parking which also serves the local Co-operative Supermarket with a variety of local retailers close by.

The market town of Wem is situated in the area of North Shropshire and is accessed from the main A49 linking Shrewsbury, Telford, Whitchurch and Wrexham via the B5476 and B5063.

Description

The property consists of two attractive shop/office frontages in Tudor House, as well as two separate front entrances. Additional office/retail/storage spaces behind along with storage space and kitchen and WC facilities.

The property comprises several useful zones of between 75.53sq ft and 314.65sq ft along with staff toilet facilities and storage area.

The property is suited to a number of uses as shown on the attached floorplan.

Accommodation

Shop 1	8.49m x 2.12m	165.58 sq ft
Shop 2	6.58m x 4.40m	314.65 sq ft
Office 1	2.69m x 3.35m	89.00 sq ft
Office 2	4.27m x 3.16m	145.60 sq ft
Office 3	3.18m x 3.69m	127.05 sq ft
Office 4	3.78m x 2.78m	113.75 sq ft
Store Room 1	2.13m x 4.48m	103.60 sq ft
Store Room 2	2.54m x 4.48m	124.32 sq ft
Store Room 3	2.53m x 2.78m	75.53 sq ft
Kitchen		
Shed		
Ground Staff Toilets		



Outside

There is a right of access to the rear of the property either on foot or by vehicles.

Tenure

The property is available to purchase on a 999 year lease under a peppercorn rent or alternatively to rent on a 3 year lease at an annual rental of £12,000pa (£1,000pcm).

All measurements are approximate and are for identification purposes only

Business Rates

At the date of printing the property was assessed on the Valuation Officer's website for the 2017 rating List as follows:

Description – Shop and premises
Rateable Value - £4,000pa

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

EPC

AWAITING EPC

Services (Not Checked or Tested)

Mains electricity, water and drainage services are understood to be connected or available. 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 regard to their proposed use with the Local Planning Authority.

The Local Area

Tudor House is ideally located within the market town of Wem. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Local Authority

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

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with Harfitts Property Agents, The Old Bank, 20 High Street, Wem, Shropshire SY4 5AA. Tel: 01939 232775

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

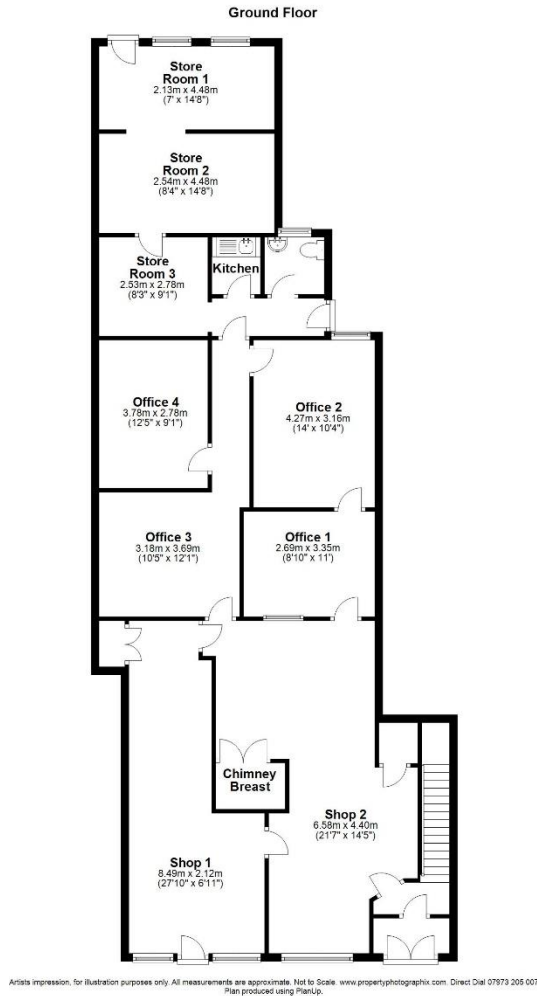
MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors

Ground Floor Shop and Office Areas



Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property.

Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.

All measurements are approximate and are for identification purposes only.

Electrical and other appliances mentioned in these particulars have not been tested by Harfitts. Therefore prospective purchasers must satisfy themselves as to their working order.

Harfitts is a trading name of Paul F. Harfitt & Co.