

MIXED USE INVESTMENT PROPERTY

Consisting of two separate retail/office premises on the ground floor with storage and office space behind currently with vacant possession, as well as a large and well-equipped three bedroom apartment on the first and second floor currently tenanted subject to an Assured Shorthold Tenancy



- 2 shop/office frontages
- Extensive retail / office space
- Additional 3 bedroom apartment
- Private parking and roof terrace
- Family bathroom plus en-suite

**Offers Around
£294,995**

The Property

Excellent investment opportunity . This property is located in a prime High Street position, in the heart of the Shropshire market town of Wem.

Retail/office space

Currently with vacant possession. The property consists of two shop/office frontages in Tudor House, as well as two separate front entrances. Additional rooms to the rear as well as a kitchen and WC facilities, and adjoining storage space.

The commercial areas are suited to a number of uses.

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		



The Apartment

Currently tenanted to a long standing tenant on a periodic Assured Shorthold Tenancy subject to termination of 2 months' notice by the landlord and 1 month's notice by the tenant, achieving a rental figure of £675pcm.

Occupying the first and second floors, the spacious maisonette consists of the following: on the first floor:-

A large living room, and a fully fitted, modern kitchen. There is access to the roof terrace from here, with plenty of space for barbeques and al fresco dining. The guest bedroom is also situated on the first floor and has a large en-suite bathroom.

On the second floor is a spacious landing area, and two further double bedrooms. The family bathroom is also situated on this floor with bath and separate shower cubicle. An under-eaves boarded storage area provides considerable useful extra space for storage if required.



Outside

There is private parking behind the property under a covered car-port. A stairway leads up to the extensive roof terrace which is also accessible from the Maisonette.



Council Tax Band (Maisonette)

A

Local Authority

Shropshire Council

Services

Mains water, drainage, gas and electricity

Viewing

Strictly by appointment with Harfitts

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.

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

VALUATIONS

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

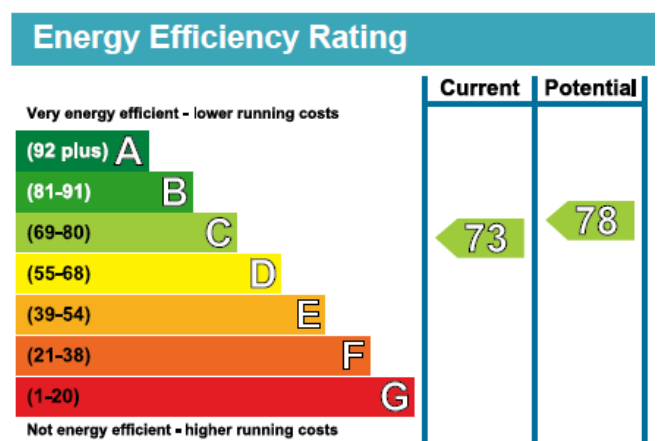
MORTGAGE ADVICE

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

SURVEYS

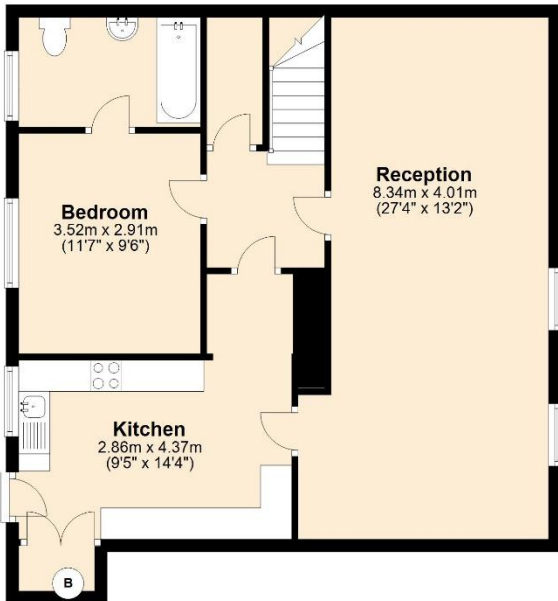
Please ask us for details of local surveyors

EPC Maisonette:

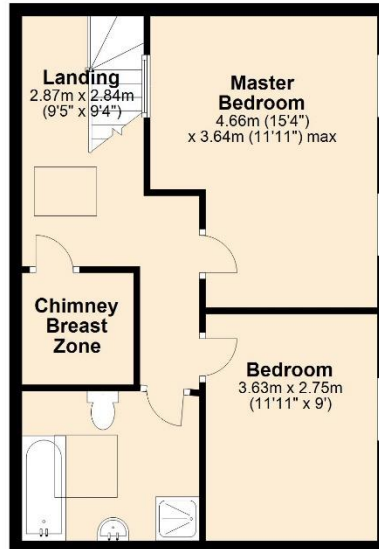


Maisonette

First Floor



Second Floor

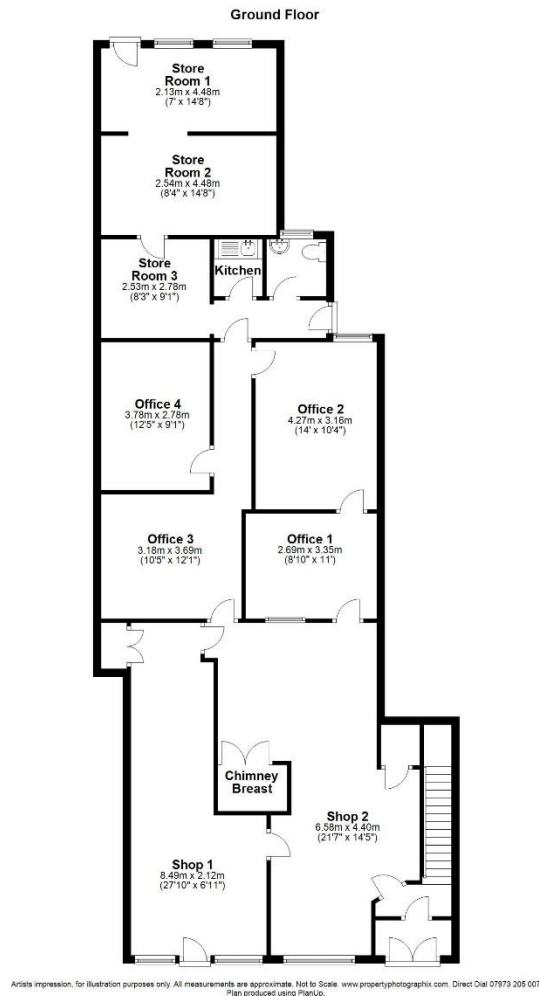


Car Port



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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.

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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.