

FOR SALE

ALL ENQUIRIES

RESIDENTIAL / LETTING ROOMS BUSINESS



**PRICE:
OFFERS IN
THE REGION OF
£725,995
(EXCLUSIVE)**

GENEROUS 5 BED HOUSE WITH APARTMENT AND 4 LETTING ROOMS FOR SALE IN THE ATTRACTIVE TOWN OF SHIFNAL

THE ANVIL LODGE, 22A ASTON ROAD, SHIFNAL, TF11 8DU

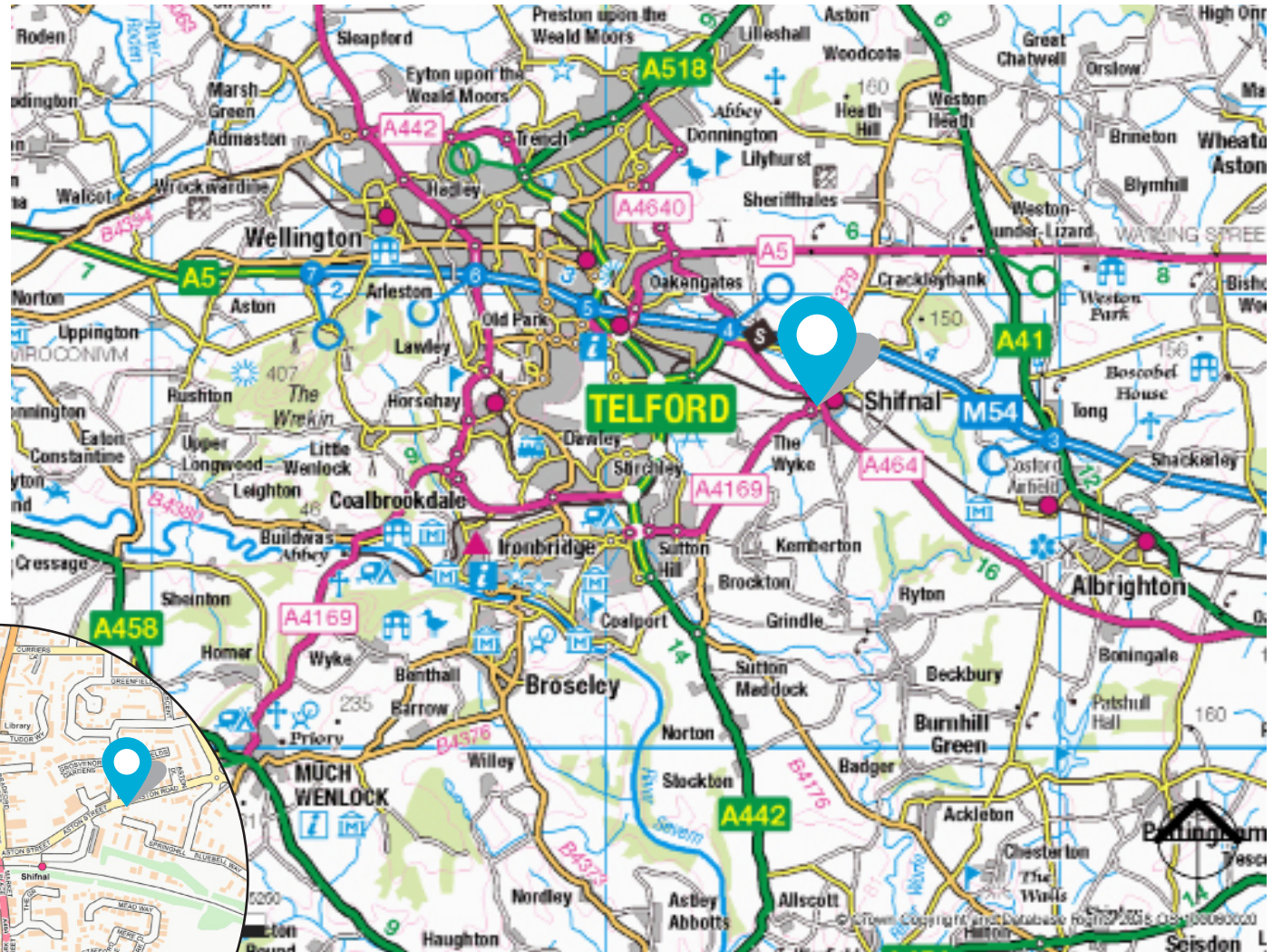
- The property benefits from a large car park
- Located in the town centre of Shifnal
- An attractive 5 bedroom house, apartment and 4 letting rooms with a total GIA of 297 sq m (3,196 sq ft)
- Established letting room business
- Suitable for a variety of uses subject to statutory consents

LOCATION

The property occupies a prominent position on Aston Street in the sought after town centre of Shifnal. The property is located in a mixed residential and commercial area and is located next door to the Anvil Pub.

Shifnal is an established market town in Shropshire where all local amenities are available, the town has a population of 6776 at the 2011 census.

Shifnal is located about 4 miles (6 km) east of Telford, 17 miles (27 km) east of the county town of Shrewsbury and 13 miles (20 km) west-northwest of the city of Wolverhampton. It is near the M54 motorway (Junction 4).



DESCRIPTION

This attractive freehold detached building is of brick construction which has been rendered providing extensive accommodation arranged as a 5 bed house, 1 bed apartment and 4 letting rooms extending in total to approximately 297 sq m (3196 sq ft) based on gross internal floor area.

The property has PVC double glazing throughout and had a tiled roof. The property is arranged around a courtyard area with outside seating and benefits from a good size car park to the right elevation of the property.

The apartment and letting rooms have their own individual access and so could easily be split off from the main house. The two first floor letting rooms have a shared staircase.

The property would ideally be suited for a range of residential/commercial uses including owner occupation and investment purposes subject to statutory consents.

BUSINESS

The letting rooms business has been running for around 24 years and has a good location in the area. The business is only being reluctantly offered for sale due to the retirement of the existing proprietors.

The business is currently ran by the proprietors and offers the opportunity to acquire a very profitable business with a great reputation. The business capacity could be increased depending on the aspirations of the purchaser. Further information are available in request.



ACCOMMODATION

The floor areas for the property are as follows, all measurements approximate:

| | MSQ | SQFT |
|-------------------------------------|--------------|--------------|
| HOUSE | | |
| GROUND FLOOR | | |
| Kitchen | 11.83 | 127 |
| Dining Room | 19.092 | 205.5 |
| Living Room | 25.9 | 279 |
| Office | 11.04 | 96.6 |
| Ancillaries | 8.98 | 119 |
| FIRST FLOOR | | |
| Master Bedroom | 33.7 | 363 |
| Ensuite | 5.15 | 55.4 |
| Bed 2 | 8.46 | 91 |
| Bed 3 | 7.21 | 77.6 |
| Bed 4 | 6.55 | 70.5 |
| Bed 5 | 6.33 | 355 |
| Bathroom | 4.87 | 52.4 |
| Ancillaries | 6 | 65 |
| TOTAL | 155.1 | 1,669 |
| APARTMENT | | |
| Kitchen/living room | 19.2 | 207 |
| Bedroom | 13.28 | 143 |
| Bathroom | 3.57 | 38 |
| Ancillaries | 2.56 | 27.5 |
| TOTAL | 38.6 | 412 |
| LETTING ROOM 1 - FAMILY ROOM | | |
| Bedroom | 20.4 | 221.1 |
| Ensuite | 5.16 | 55.5 |
| LETTING ROOM 2 - FAMILY ROOM | | |
| Bedroom | 17.64 | 190 |
| Ensuite | 5.44 | 58.5 |



LETTING ROOM 3 - DOUBLE ROOM

| | | |
|---------|-------|-----|
| Bedroom | 22.98 | 247 |
| Ensuite | 3.9 | 42 |

LETTING ROOM 4 - DOUBLE ROOM

| | | |
|---------|-------|-----|
| Bedroom | 22.98 | 257 |
| Ensuite | 4.11 | 44 |

| | | |
|--------------------|------------|--------------|
| TOTAL GIA - | 297 | 3,196 |
|--------------------|------------|--------------|

PLANNING

The property is understood to benefit from planning consent for C3 residential and C1 letting rooms under the Town and Country Use Classes order.

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

RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local authority and have been advised as follows:

| | |
|--------------------------|--------|
| Rateable Value (2023/24) | £3,150 |
| Rates Payable (2023/24) | £1,572 |
| Council Tax Band | E |

The owner may benefit from small business rates relief.

PRICE

Offers in the region of £725,995 (Exclusive)





SERVICES

(Not tested at the time of inspection)

All mains services are understood to be connected to the property. There is understood to be 2 gas and electricity supplies in total supplying the property and one supply for water.

EPC

Domestic E (53)

Non Domestic C (56)

TENURE

The property is offered for sale Freehold with vacant possession held under title number SL136686

LEGAL COSTS

Each party are responsible for their own legal costs incurred in relation to this transaction.

VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable.

LOCAL AUTHORITY

Southwater One, Southwater Square, Southwater Way,
Telford, TF3 4JG
Telephone: 01952 380000



VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

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