

Halls

FOR SALE

ALL ENQUIRIES

COMMERCIAL

Regent House  
Design & Developments Limited

KITCHENS BATHROOMS BEDROOMS

01952 820 892  
www.regenthousedesign.com



**PRICE:**  
**OFFERS IN THE REGION OF**  
**£280,000 (EXCLUSIVE)**

THE NET INITIAL YIELD IS 7.28%  
INCREASING TO 7.53% WITH EFFECT  
FROM AUGUST 2027

**MIXED USE INVESTMENT OPPORTUNITY**  
**32 ST MARY'S STREET, NEWPORT, SHROPSHIRE, TF10 7AB**

- Fully let income producing investment property
- Substantial modern building extending to approximately 109.7 sq m (1,180 sq ft)
- Mixed retail and residential accommodation over two floors
- Popular town centre location overlooking St Nicholas Church

## LOCATION

The property itself occupies a mid-terraced position on St Mary's Street, situated just off the end of the High Street. The building falls within Newport Conservation Area and overlooks St Nicholas Church.

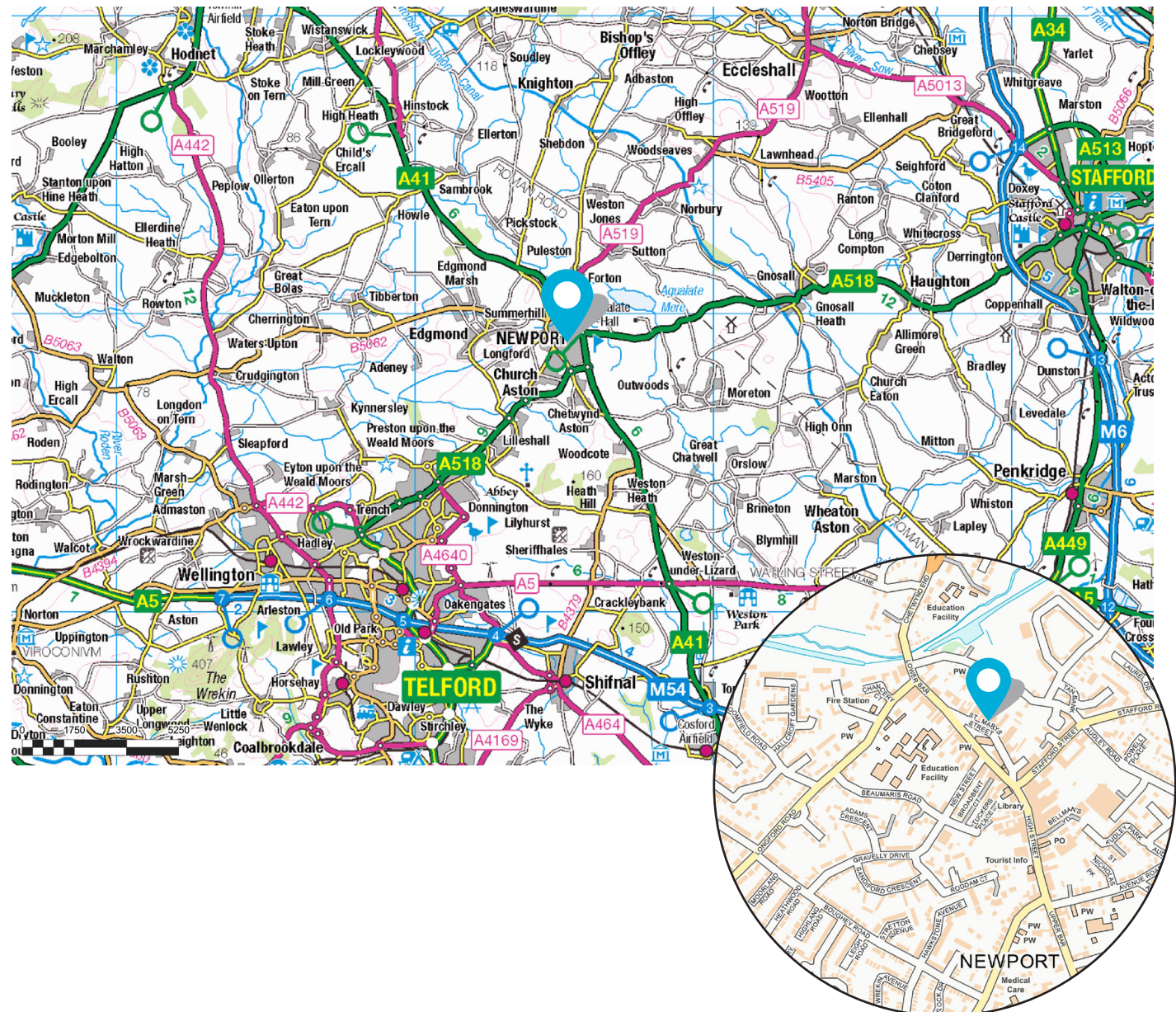
Newport is an attractive market town situated on the Shropshire/Staffordshire Border. The town is located approximately 6 miles north of the town of Telford, 12 miles west of the town of Stafford and 25 miles north east of the County Town of Shropshire. The town had a population of 11,387 at the 2011 census. The town lies approximately 9 miles from the M54, which provides access to the national road network.

## DESCRIPTION

The property comprises an attractive recently renovated mixed use building which is freehold. The property is over 2 floors with the ground floor being a retail shop and the first floor being a 1 bed recently refurbished apartment.

The property is brick construction with a flat roof. The brickwork has been rendered with traditional wooden shop front and windows. The flat has separate access via a side passage to the rear of the property.

Internally, the ground floor accommodation has been modernised to create an open plan sales area with offices and WC facilities to the rear. The property has been used most recently as a kitchen showroom. The residential accommodation is accessed via a door at the rear which is accessed from the side passage. The property is 1 bed with open plan kitchen and living room area. The apartment is modernised to a high standard.





**ACCOMMODATION**

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

	SQFT	MSQ
<b>GROUND FLOOR</b>	653	60.7
Retail Shop		
<b>FIRST FLOOR</b>	527	49
Apartment		
<b>TOTAL</b>	<b>1,180</b>	<b>109.7</b>

**PLANNING**

Prospective tenants to make their own enquiries.

The property does offer some residential development potential, subject to obtaining the necessary planning permission and/or the rear garden could easily be converted to car parking. Interested parties are advised to make their own enquiries with the Local Planning Authority. The property does offer significant development potential in particular residential.

**RATEABLE VALUE/COUNCIL TAX**

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

**RETAIL SHOP**

Rateable Value (2022/23)	£8,600
Rates Payable (2022/23)	£4,291

**APARTMENT**

Council Tax	Band A
-------------	--------

## SERVICES

(Not tested at the time of inspection)

Mains water, electricity and drainage are connected to the property.

The water and electricity is on a shared meter and recharged via sub meters.

The first floor residential accommodation benefits from Gas central heating.

## EPC

### RETAIL SHOP

Energy rating	B
Valid until	11 February 2029
Certificate number	0930-0031-0649-5899-6002

### APARTMENT

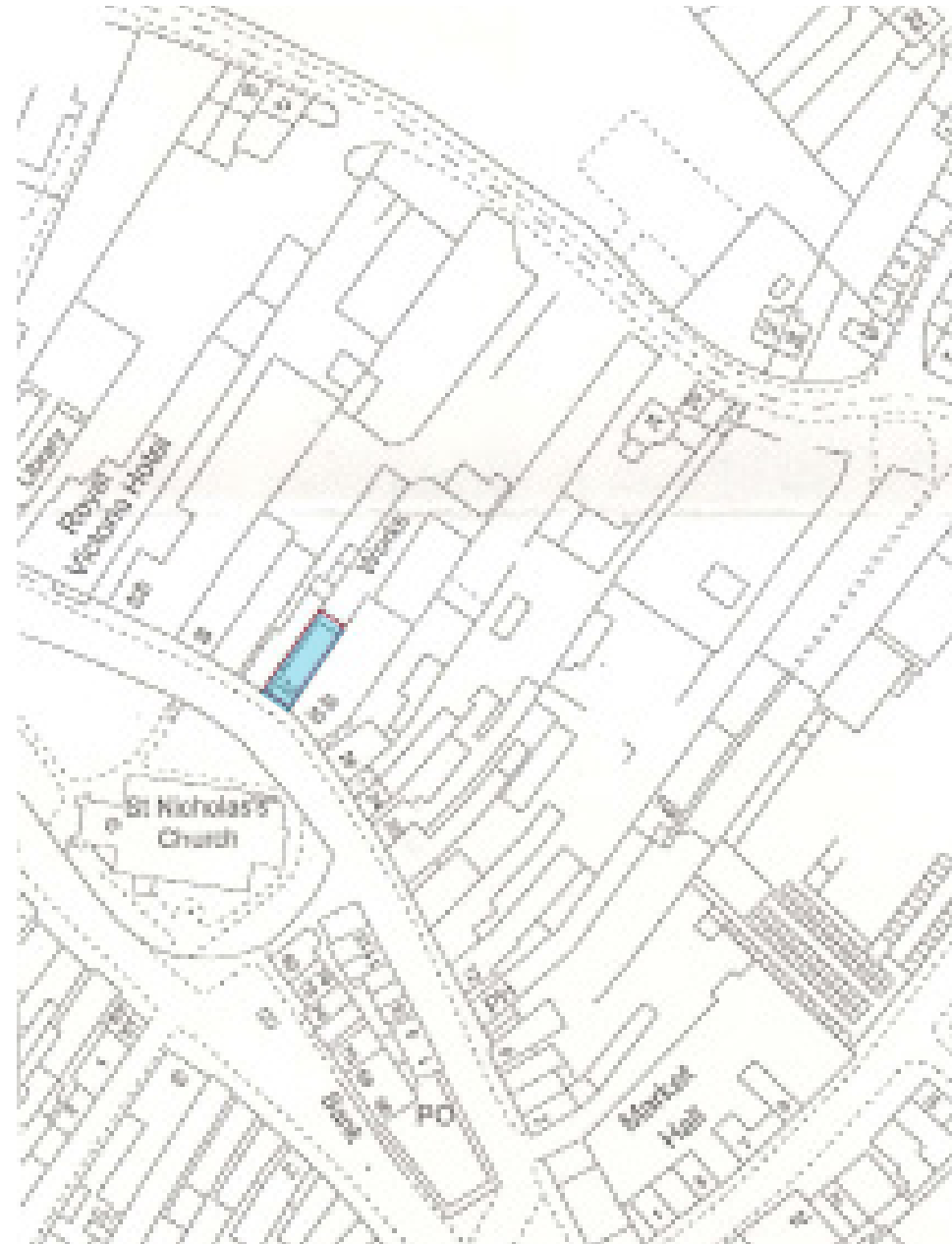
Energy rating	C
Valid until	11 January 2029
Certificate number	0562-2829-7196-9291-4371

## TENURE

The property is available freehold subject to the following occupational tenancies:

The shop is let on a 5 year lease from 1st August 2023 at £14,400 pa, increasing to £15,120 pa from 1st August 2027.

The first floor flat is let on an assured shorthold tenancy at £550 per calendar month.





### PRICE

Offer in the region of £280,000 (Exclusive)

The net initial yield is 7.28% increasing to 7.53% with effect from August 2027

### LEGAL COSTS

Each party is to be responsible for their own legal costs

### VAT

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

### LOCAL AUTHORITY

Telford & Wrekin Council, PO Box 457, Wellington Civic Offices,  
Telford, TF2 2FH

Telephone: 01952 380380

### VIEWING

Strictly by prior arrangement with the selling agents.

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

**James Evans**

07792 222 028

E: james.evans@halls.gb.com

**Commercial Department**

commercialmarketing@halls.gb.com

01743 450 700

