

FOR SALE

1845
Halls
COMMERCIAL



Horsefair, 1a Abbey Foregate, SHREWSBURY, Shropshire, SY3 7FA

Retail Investment Let to a national covenant with an attached property suitable for residential conversion

(subject to statutory consents)

Guide Price £300,000

01743 450700
reception@hallsgb.com

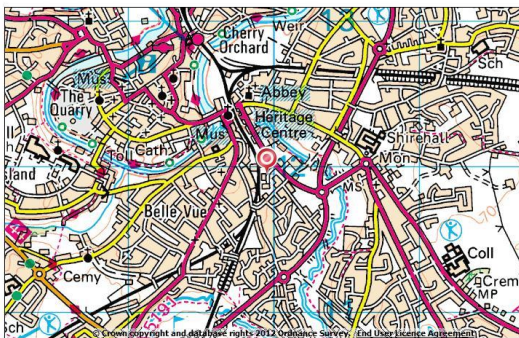
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Location

The property is situated fronting onto Horsefair in Abbey Foregate on the edge of Shrewsbury Town Centre, where all local amenities are available. Shrewsbury also benefits from being a historic and tourist centre.

The property comprises of a part two storey and part single storey property which is currently trading as a betting office for William Hill. To the rear of the property there is a two storey property, which is sold with vacant possession, which is in need of a comprehensive scheme of refurbishment works. The property benefits from vehicular access from Horsefair and would lend itself to a variety of uses subject to the receipt of the relevant statutory consents.

The property is understood to be Grade II listed.



Accommodation

All measurements are approximate.

1A Horsefair

Ground Floor

Sales Area	1276 ft ²
Staffroom	41 ft ² (3.81 m ²)
Staff Toilet	
Toilet	
Disabled Toilet	

First Floor

Stores	945 ft ² (98.78 m ²)
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Rear Structure

	(Dilapidated)
Ground Floor	743 ft ² (69.02 m ²)
First Floor	743 ft ² (69.02 m ²)

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£300,000

Energy Performance Rating

The property is rated as D.

Rateable Value

Verbal enquiries were made to the charging authority and we were advised as follows:-

Unit 1A(Rateable Value £10,750)

Services (Not Tested)

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

Fixtures & Fittings

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

Local Authority and Council Tax

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

Financial Act 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior appointment through the sole selling agents. Halls Commercial Halls Holdings Limited Halls Holdings House Bowmen Way Battlefield Shrewsbury SY4 3DR

Contact: James Evans BSc (Hons.) MRICS
Email: james.evans@hallsgb.com
Telephone: 01743 450700

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Tenure

The freehold interest in the property is sold subject to the following occupational tenancy.

Address	Tenant	Lease Commencement Date	Lease Expiry Date	Rent Review/Tenants Option to Determine	Repairing Obligations	Rent
Ground and First Floors to 1A Horsefair, Abbey Foregate,	Camec Limited	12 th April 2005	11 th April 2025	12 th April 2015 (the rent review for 12 th April 2015 has not been initiated)	Full Repairing and Insuring	£13,250
Property at rear	Vacant possession					



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