

FOR SALE

MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT
OPPORTUNITY



PRICE:
OFFERS IN THE
REGION OF
£495,000
(EXCLUSIVE)

RARE OPPORTUNITY TO ACQUIRE A MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT
OPPORTUNITY WITH POTENTIAL FOR OWNER OCCUPATION

6-8 THE SQUARE, CHURCH STRETTON, SHROPSHIRE, SY6 6DA

- Prominently located in the sought after town of Church Stretton
- Substantial property comprising of two commercial shop units and two residential flats
- Part income producing currently with significant rental potential
- Asset Management Opportunity
- Potential opportunity to owner occupy with income from other parts of the property

LOCATION

The property is prominently located in the Square of the sought after town of Church Stretton. The surrounding occupiers include Miller Evans, Samuel Wood, Salts and Berry's coffee shop. The Square benefits from a car parking area and is located at the junction with High Street in the heart of the town centre.

Church Stretton located in South Shropshire can claim to be one of the most beautifully situated towns in England being sat at the foot of the Stretton Hills and often affectionately known as Little Switzerland. The town lies adjacent to the A49 Trunk Road midway between the towns of Shrewsbury, the county town of Shropshire, being 13 miles to the north and Ludlow being 15 miles to the south.

The A49 provides access to the national road network via the M54 to the north. The town due to the Stretton Hills is a popular tourist town particularly for walkers and it offers a thriving community with public houses, restaurants and an excellent range of independent shops. The town had a population of 4,671.

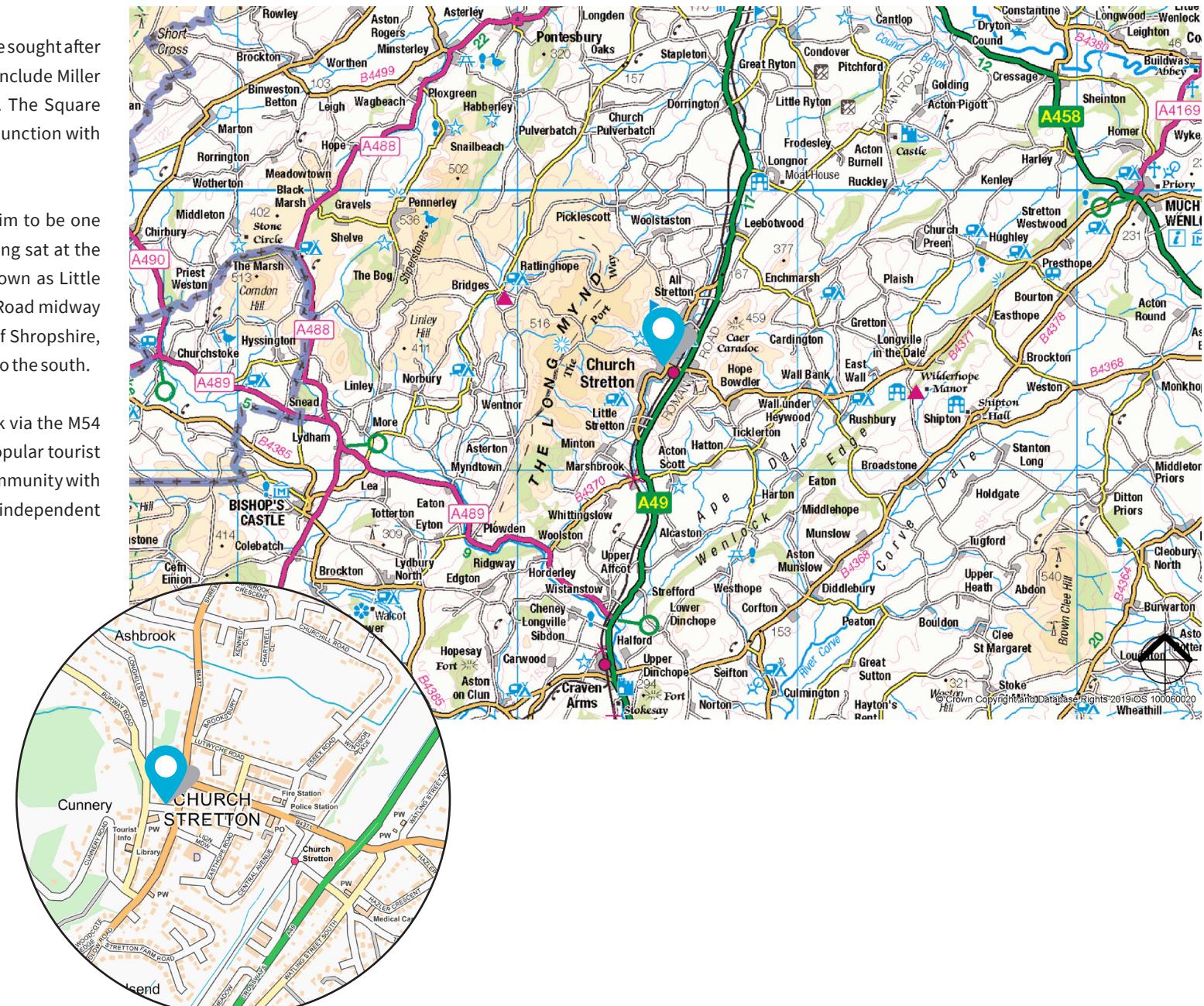
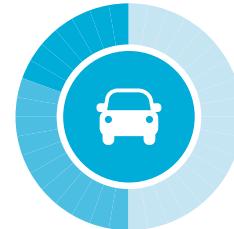
SHREWSBURY
21 MILES

HEREFORD
32 MILES

WORCESTER
40 MILES

BIRMINGHAM
2H 7M*

LONDON
3H 10M*





DESCRIPTION

The substantial property is located on the southern side of The Square and comprises of a part three, part two and part single storey property with a basement that is currently arranged as two lock up shop units and 2 residential flats.

The property is traditional construction with a fully glazed shop front onto The Square. The residential flats benefit from self contained entrances off High Street.

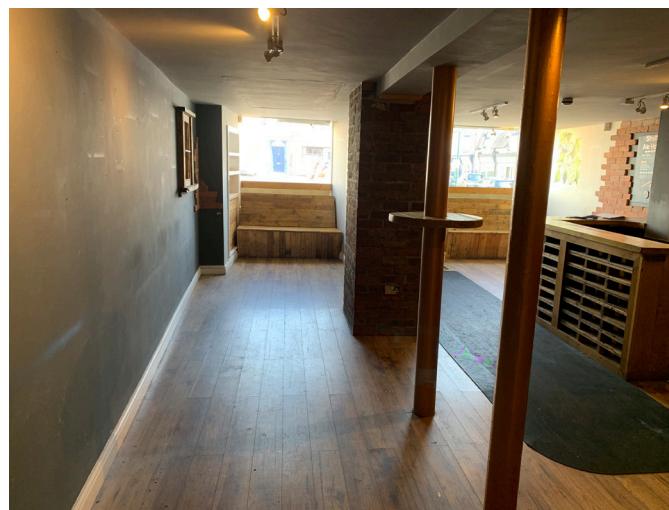
6 The Square comprises of a ground floor lock up shop with a sales area of approximately 294 ft sq (27.31 m sq) and ancillary accommodation of approximately 117 ft sq (10.84 m sq) and a basement area. 8 The Square comprises a ground floor lock up shop with a sales area of approximately 574 ft sq (53.32 m sq) and ancillary accommodation of approximately 37 ft sq (3.44 m sq) and a basement area.

The residential element of the property comprises of 6A The Square which is arranged to provide 2 bedroom accommodation arranged over the first floor with a ground floor entrance. 6B The Square comprises of a two bedroomed flat that is arranged over the first and second floor of the property and has a ground floor entrance.

ACCOMMODATION

The property provides the following Gross Internal Floor Area. The accommodation has been measured in accordance with the RICS Code of Measuring Practice

COMMERCIAL	SQ FT	M SQ
6 THE SQUARE		
Sales Area	294	27.31
Stores	17	1.58
Room 1	90	8.37
Room 2	27	2.46
Toilet		
Basement		
8 THE SQUARE		
Sales Area	574	53.32
Inner Hallway	37	3.44
Toilets		
Basement Area/Cellar	358	33.30
RESIDENTIAL	FT	
6A THE SQUARE		
Ground Floor		
Entrance		
First Floor		
Sitting Room/ Kitchen	31'4" x 12'	
Hallway	13'1" x 2'9""	
Bathroom	4'9" x 5'9"	
Bedroom 1	12'4" x 10'11"	
Bedroom 2	18'3" x 8'6"	





6B THE SQUARE

Ground Floor

Entrance

First Floor

Landing 6'2" x 6'2"

Kitchen/Dining/Sitting Room 12'8" x 21'2"

Second Floor

Landing 6'1" x 5'1"

Bedroom 1 9'4" x 10'4"

Bathroom 8'2" x 5'6"

Bedroom 2 13'1" x 8'8"

PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to be located in a Conservation Area.

The commercial shop units are understood to benefit from planning consent for Use Class E. 8 The Square has until recently been in use as a licenced premises.

The residential flats benefit from planning consent for residential use falling within Use Class C3 of The Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to any statutory consents.

SERVICES

(Prospective purchasers should rely on their own enquiries)

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

The residential flats benefit from gas fired central heating systems

TENURE

The property is offered for sale freehold subject to the following occupational tenancy

6A The Square - Let on an Assured Shorthold Tenancy at a rent of £495 per calendar month - The tenant is holding over and further details are available from the selling agents upon request.

The property offers the opportunity of a multi let investment by the letting out of the two shop units and the flat that is vacant or for owner occupation as a whole or in part.

RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local charging authority and we understand as follows:

COMMERCIAL**6 THE SQUARE**

Rateable Value 2020/2021	£4,150
Rates Payable 2020/2021	£2,071

8 THE SQUARE

Rateable Value 2020/2021	£6,800
Rates Payable 2020/2021	£3,393

RESIDENTIAL**6A The Square**

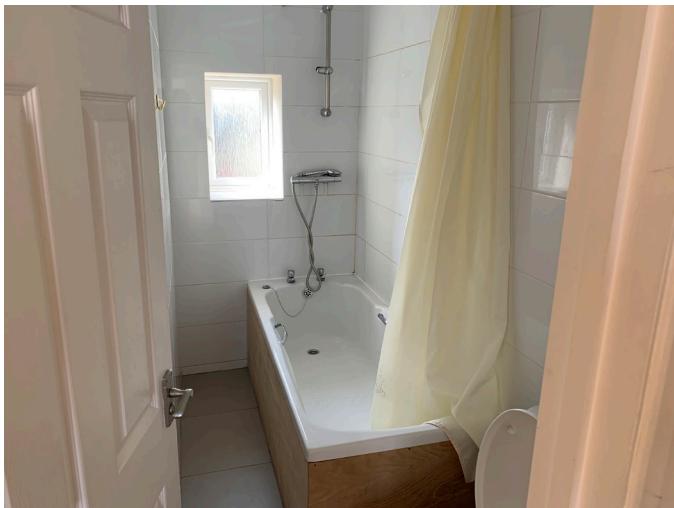
Council Tax Band	A
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6B The Square

Council Tax Band	A
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Interested parties are to rely on their own enquiries to the local authority





EPC

COMMERCIAL

6 The Square

The property has an EPC rating of C (72)

Valid until 9 April 2027

8 The Square

To order

RESIDENTIAL

6A The Square

The property has an EPC rating of C (70)

Valid until 14 June 2027

6B The Square

The property has an EPC rating of B (81)

Valid until 16 August 2026

PRICE

Offers in the region of £495,000 (Exclusive)

LEGAL COSTS

Each Party to bear their own in connection with the transaction.

VAT

The property is understood to be elected for VAT.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury,
SY2 6ND

Telephone: 0345 678 9000



VIEWING

Strictly by prior arrangement with the selling agent.
For more information or to arrange a viewing, please contact:

James Evans
07792 222 028
E: james.evans@hallsrgb.com

Harriet Shakeshaft
07538 912 096
E: harriets@hallsrgb.com

Commercial Department
01743 450 700

Halls¹⁸⁴⁵
COMMERCIAL

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the use stated in these particulars and should check their proposed use with the relevant Planning Authority.