

FOR SALE

ALL ENQUIRIES

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Halls

COMMERCIAL

PRICE:

OFFERS IN THE

REGION OF

£350,000

(EXCLUSIVE)

MIXED USE INVESTMENT OPPORTUNITY

YORK HOUSE, 38 ST MARY'S STREET, NEWPORT, SHROPSHIRE, TF10 7AB

- Substantial Grade II listed building extending to 3,969 sq ft (369 sq m)
- Accommodation over three floors with garden area and large car park
- Popular town centre location overlooking St Nicholas Church
- Significant redevelopment potential as residential subject to planning permission

**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.

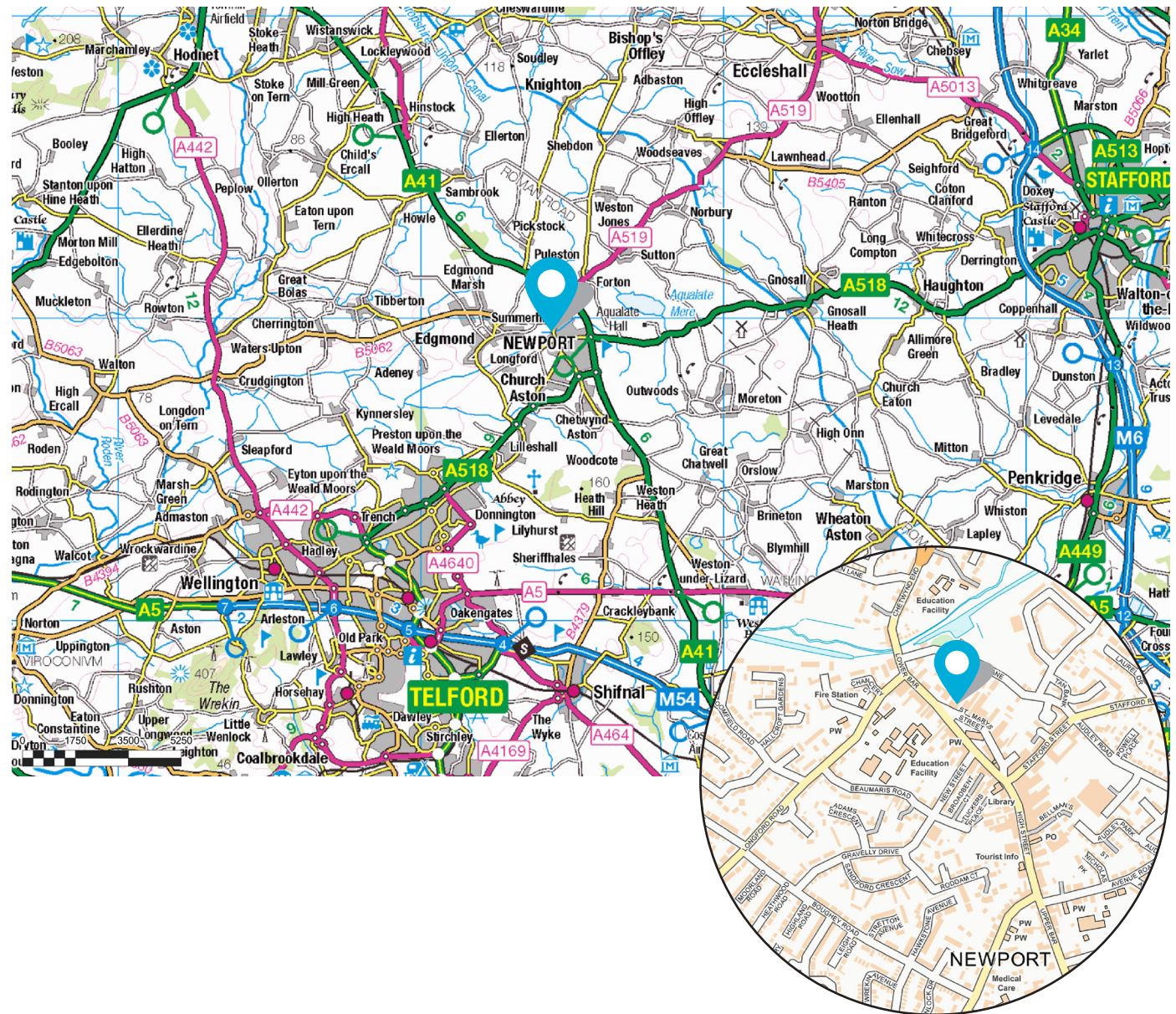
Newport is an attractive market town situated on the Shropshire/Staffordshire Border. The town is located approximately 6 miles north of the town of Telford, 12 miles west of the town of Stafford and 25 miles north east of the County Town of Shropshire. The town had a population of 11,387 at the 2011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

**DESCRIPTION**

The property comprises an attractive Grade II Listed period building, which dates from the late 18th century. The main three-storey structure is of part rendered solid brickwork beneath a pitched tiled roof and retains a number of period character features to the front elevation, including glazed bar sash windows with painted stone sills and lintels, shell segmental heads and moulded stucco eaves. There is a two-storey section to the rear of similar construction, with a more modern flat roof extension beyond.

Internally, the ground floor accommodation has been split to provide two self-contained retail units known as 38A and 38B, each having a glazed shop frontage onto St Mary's Street.

To the rear is a larger commercial premises, which is currently arranged over three floors and has latterly been utilised as a day care centre and nursery. There are WC and kitchen facilities on each floor. Externally, there is an enclosed garden area to the rear of the building and a vehicular access via Water Lane And a generously sized car park.



## ACCOMMODATION

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

	SQ FT	M SQ
38 ST MARY'S STREET (REAR) Ground Floor Shop	1,066	99.05
38A ST MARY'S STREET Ground Floor Shop	174	16.17
38B ST MARY'S STREET Ground Floor Shop	672	62.43
FIRST FLOOR	1,205	111.98
SECOND FLOOR	852	79.16
TOTAL AREA	3,969	368.79

## OUTSIDE

Car park

	ACRES	HA
TOTAL SITE AREA	0.113	0.046

## 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

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

### 38 (Ground, First and Second Floors)

Rateable Value (2021/22) £19,000

Rates Payable (2021/22) £9,481

### 38A

Rateable Value (2021/22) £5,000

Rates Payable (2021/22) £2,495

### 38B

Rateable Value (2021/22) £13,500

Rates Payable (2021/22) £6,737



## SERVICES

(Not tested at the time of inspection)

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

## EPC

38A E (105)

38B E (115)



## TENURE

The property is available freehold.

# FOR SALE

ALL ENQUIRIES

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

## PRICE

Offers in the region of £350,000 (Exclusive)

## 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.

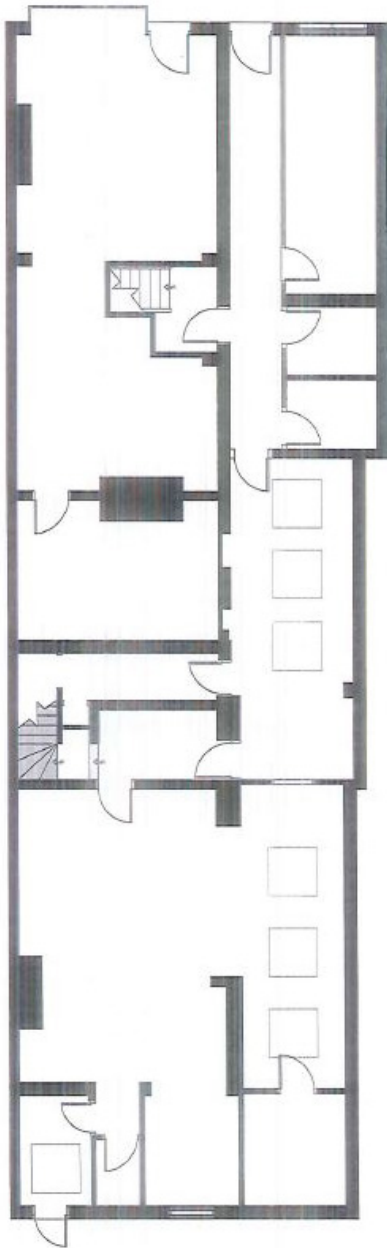
## LOCAL AUTHORITY

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

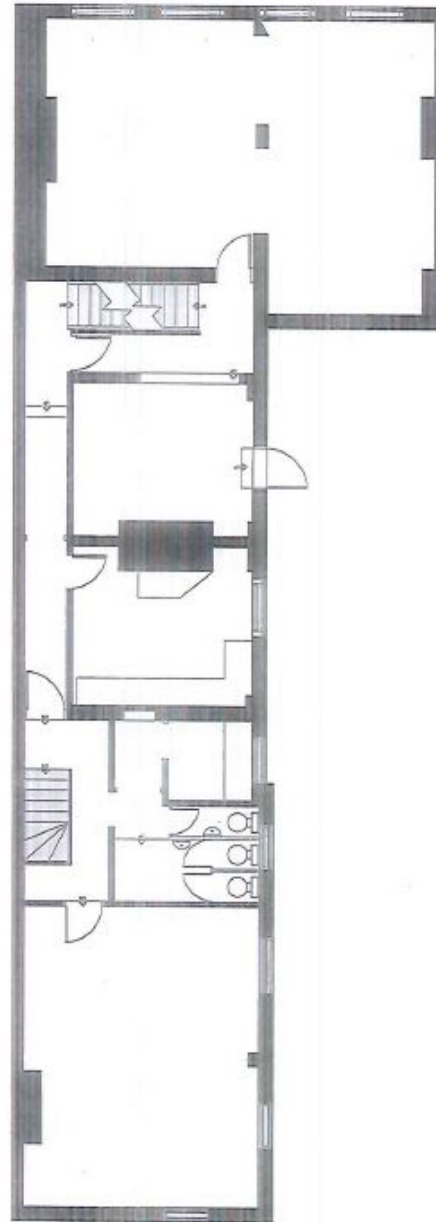
Telephone: 01952 380380



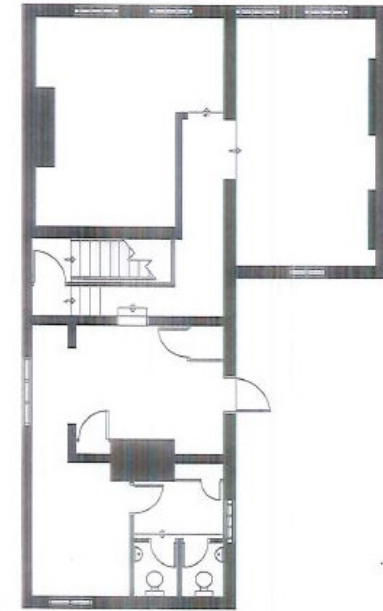
**GROUND FLOOR**

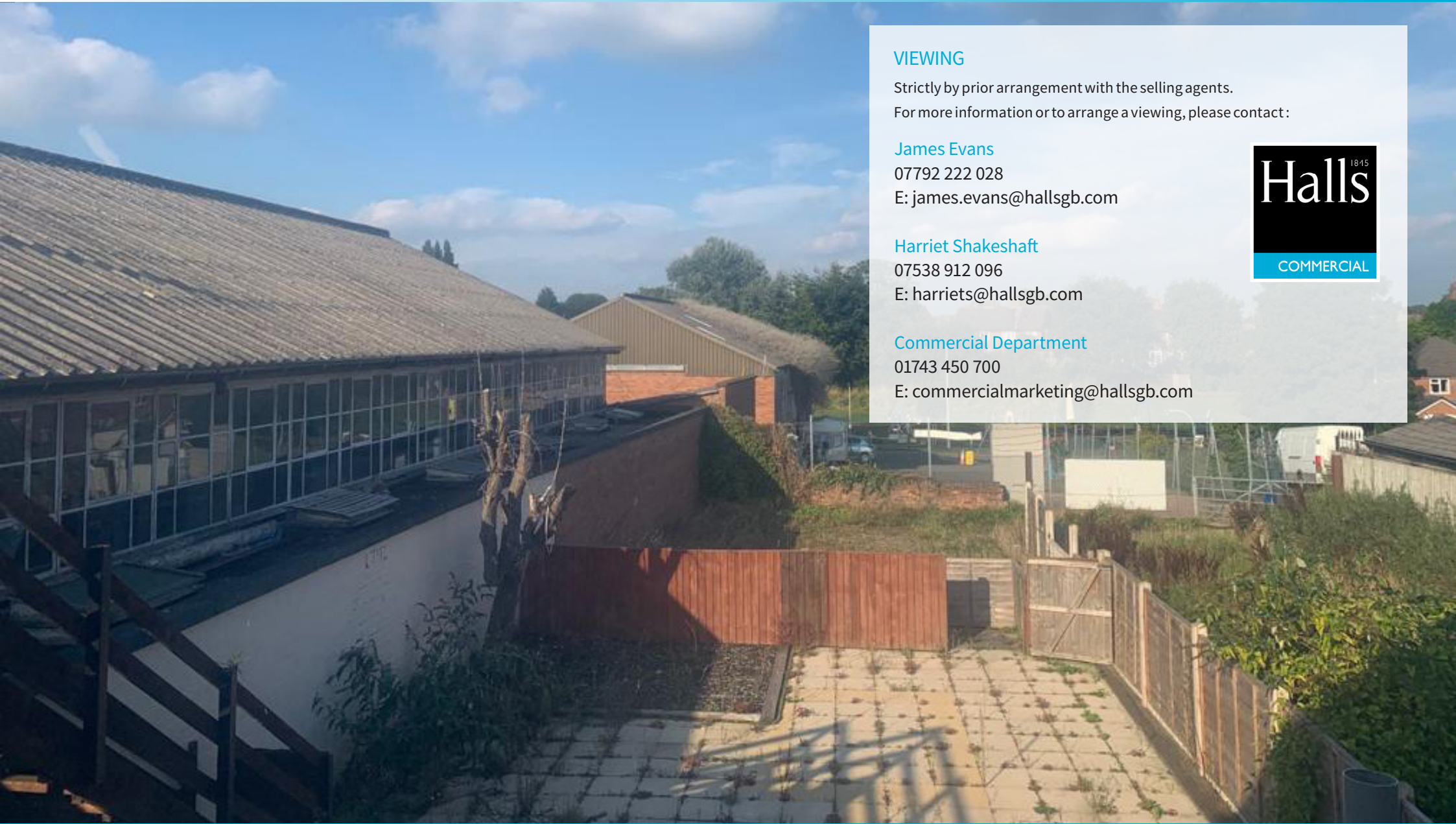


**FIRST FLOOR**



**SECOND FLOOR**





**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@hallsgb.com

**Harriet Shakeshaft**

07538 912 096

E: harriets@hallsgb.com

**Commercial Department**

01743 450 700

E: commercialmarketing@hallsgb.com

