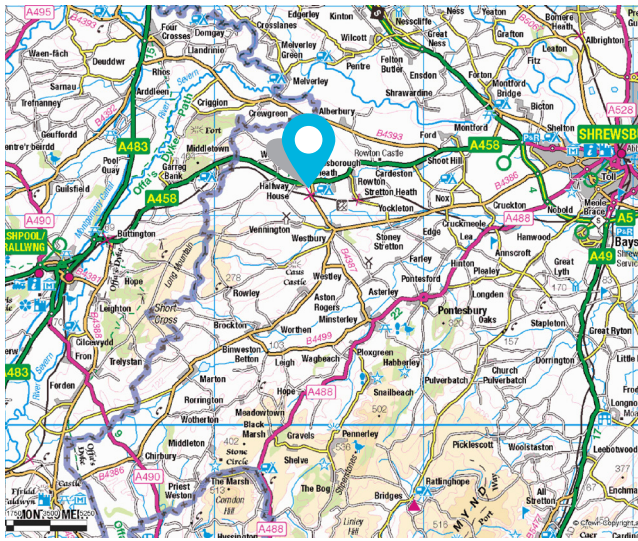




**FORMER POST OFFICE**  
**HALFWAY HOUSE STORES, SHREWSBURY, SY5 9DU**

- Ground floor provides a Total Net Internal Floor Area of 56.1 m sq (604 sq ft)
- Main road location
- Use of a shared car park
- The first floor may also be available to let for an additional £6,000 per annum (Exclusive)

**RENT: £10,000 (EXCLUSIVE) PER ANNUM**



**LOCATION**

The property is situated in a prominent position close on the A458 between Shrewsbury and Welshpool at Halfway House.

Halfway House is a village in Shropshire, England, halfway between Shrewsbury and Welshpool (in Wales) on the A458 road. Also, it is known to be halfway between Birmingham and Aberystwyth.

It has a pub called the 'Halfway House'. Its neighbouring village, Wattlesborough, has a shop and a cafe. It also has a village hall which is shared with Halfway House. A mile to the north-east at Wattlesborough Hall the 12th century keep of Wattlesborough Castle survives, adjoining an 18th-century farmhouse.

Halfway House is located 12.8 miles west of Shrewsbury, 9.3 miles east of Welshpool and 57.5 miles north west of Birmingham.

**DESCRIPTION**

The property comprises a two storey semi-detached commercial building forming part of a terrace of commercial buildings in Halfway House and provides a Total Net Internal Floor Area of 56.1 m sq (604 sq ft).

The property was used previously as the village shop/post office and benefits from use of a shared car park. The parking is not allocated under the lease. The ground floor provides a Total Net Internal Floor Area of 56.1 m sq (604 sq ft).

The property has window frontages with the entrance to the



shop to the side of the building. There is a fire exit to the rear into a small yard area.

The property is of traditional structure with rendered external walls and a slate roof. The windows are PVC double-glazed windows.

**ACCOMMODATION**

(All measurements are approximate only)

	SQ M	SQ FT
GROUND FLOOR	56.1	604

**RENT**

£10,000 (Exclusive) per annum

N.B.

The first floor which provides a Total Net Internal Floor Area of 36.85 m sq (397 sq ft) may be available to let in addition to the ground floor at the rent of £16,000 (Exclusive) per annum for the two floors combined. Further information available for the letting agents.

### RATEABLE VALUE

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

Rateable Value (2023/24)	£5,000
Rates Payable (2023/24)	£2,495

### VAT

The property is understood not to be subject to VAT.

### PLANNING

Prospective tenants should make their own enquiries to the local planning authority. The property is under user class E of the town and country planning act.

### EPC

#### Shop

Energy rating: D

Valid until December 2024

Certificate number: 0290-0334-4099-0302-5096

#### Post Office

Energy rating: C

Valid until 17 October 2026

Certificate number: 0280-0036-4339-1290-3096

### SERVICES

(Not tested at the time of inspection)

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

### TENURE

Offered to let on a new lease for a length of term by negotiation. The lease will be granted on Tenants Full Repairing and Insuring terms.

### LEGAL

The incoming tenant will be responsible for the landlords legal costs in respect of the transaction.

### LOCAL AUTHORITY

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

Telephone: 0345 678 9000



### VIEWING

Viewing via the letting agents:

James Evans

07792 222 028

E: james.evans@hallsgb.com

Ellie Studley

07538 912 096

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01743 450 700

# Halls

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, given 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.