



**TO LET - PROMINENTLY LOCATED INVESTMENT OPPORTUNITY (EXISTING BUSINESSES UNAFFECTED)**

**202 AND 204 WHITCHURCH ROAD, SHREWSBURY, SHROPSHIRE, SY1 4EL**

# KEY POINTS

2 SHOPS

6 FLATS



RETAIL/RESIDENTIAL  
INCOME PRODUCING INVESTMENT



NET INITIAL  
YIELD AFTER  
COSTS

# 9%


ALL MEASUREMENTS ARE APPROXIMATE

OFFERS IN THE REGION OF

# £178,800


(EXCLUSIVE)

James Evans

 07792 222 028

[james.evans@halls.gb.com](mailto:james.evans@halls.gb.com)

Commercial Department

 01743 450 700

[commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

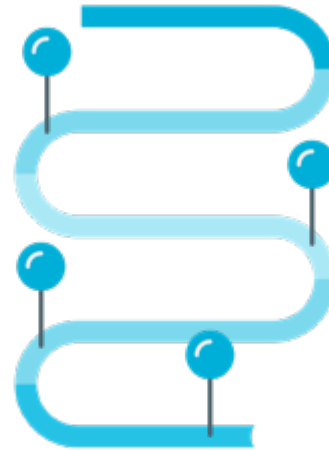




CHESTER  
42 MILES

LIVERPOOL  
AIRPORT  
60 MILES

TELFORD  
16 MILES



BIRMINGHAM  
48 MILES

BIRMINGHAM  
AIRPORT  
62 MILES

## LOCATION

The property is prominently located fronting onto Whitchurch Road on the edge of the sought after town of Shrewsbury. The property forms part of a neighbourhood shopping parade that is located approximately 1.5 miles north east of Shrewsbury town centre. The property is located within proximity of all local amenities. The surrounding occupiers include Wickes, Carma Salon and Paperwrite. Whitchurch Road serves as the main arterial road into Shrewsbury town centre from the east and the north.

Shrewsbury is the county town of Shropshire with a population of approximately 77,000 at the 2011 Census and is an administrative and tourist centre and located approximately 48 miles west of Birmingham, 42 miles south of Chester and 16 miles west of Telford.



SHREWSBURY  
POPULATION

76,600

APPROXIMATELY





## DESCRIPTION

The property comprises of two lock up shop units on the ground floor that are currently arranged as one lock up shop unit with 6 residential flats above that have all been sold off on long leases and a service delivery area. The residential flats are sold off on long leasehold tenures and each flat is liable to pay a ground rent of £75 per annum currently. The property comprises of an opportunity to acquire a commercial retail investment with additional income generated from the ground rents from the flats that are sold off on long leases.

The ground floor lock up shop unit provides two shop units, Unit 202 Whitchurch Road provides a Total Net Internal Floor Area of approximately 524 ft sq (48.68 m sq) with a toilet and Unit 202 Whitchurch Road provides a Total Net Internal Floor Area of approximately 524 ft sq (48.68 m sq) with a toilet .

The shop unit has a glazed return glazed frontage. The property is three storey and of concrete framework with brick infill panels under a flat roof cover.







## ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

COMMERCIAL	M SQ	SQ FT
202 WHITCHURCH ROAD		
Total Net Internal Floor Area	48.68	524
204 WHITCHURCH ROAD		
Total Net Internal Floor Area	48.68	524
RESIDENTIAL		
FLATS	All sold on long leasehold basis	

# TENURE

The property is owned under Title Number SL89100.

The property is offered for sale freehold subject to the existing occupational tenancies:

PROPERTY	TERM/RENT	RENT	REPAIRING OBLIGATIONS	OTHER COMMENTS
202 Whitchurch Road	6 years from 16th April 2024	£8,000 per annum	Tenants Full Repairing Basis - subject to service charge provisions	Tenant is holding over Inside the Landlord and Tenant Act 1954 Part 2
204 Whitchurch Road	6 years from 16th April 2024	£8,000 per annum	Tenants Full Repairing Basis - subject to service charge provisions	Tenant is holding over Inside the Landlord and Tenant Act 1954 Part 2
204A Whitchurch Road	125 years from 24th June 1983	Ground rent: £75 per annum increasing to £100 per annum, £125 per annum and £150 per annum every 25 years		
204B Whitchurch Road	125 years from 24th June 1983	Ground rent: £75 per annum increasing to £100 per annum, £125 per annum and £150 per annum every 25 years		
204C Whitchurch Road	125 years from 24th June 1983	Ground rent: £75 per annum increasing to £100 per annum, £125 per annum and £150 per annum every 25 years		
204D Whitchurch Road	125 years from 24th June 1983	Ground rent: £75 per annum increasing to £100 per annum, £125 per annum and £150 per annum every 25 years		
204E Whitchurch Road	125 years from 24th June 1983	Ground rent: £75 per annum increasing to £100 per annum, £125 per annum and £150 per annum every 25 years		
204F Whitchurch Road	125 years from 24th June 1983	Ground rent: £75 per annum increasing to £100 per annum, £125 per annum and £150 per annum every 25 years		

## PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The ground floor of the property is understood to benefit from Use Class E of the Town and Country Use Classes Order.

The upper floors of the property are understood to benefit from planning consent Use Class C3 (Residential) of the Town and Country Use Classes Order.

## SERVICES

Prospective purchasers should rely on their own enquiries. We understand that all mains services are connected to the properties and that the respective properties benefit from separate mains metered supplies.

## LEGAL COSTS

Each party are to be responsible for their own legal costs associated with the sale of the property.

## PRICE

Offers in the region of £178,800 (Exclusive) showing a Net Initial Yield of 9% (after allowing for normal purchasers costs).

## VAT

It is understood that the property is not elected for VAT and therefore VAT will not be charged on the purchase price.

## RATES/COUNCIL TAX

	RATEABLE VALUE	RATES PAYABLE
202 WHITCHURCH ROAD	£7,200	£ 3,593
204 WHITCHURCH ROAD	£7,300	£ 3,643

	COUNCIL TAX BAND
FLAT 204A WHITCHURCH ROAD	A
FLAT 204B WHITCHURCH ROAD	A
FLAT 204C WHITCHURCH ROAD	A
FLAT 204D WHITCHURCH ROAD	A
FLAT 204E WHITCHURCH ROAD	A
FLAT 204F WHITCHURCH ROAD	A

## EPCS


	EPC
UNIT 202 WHITCHURCH ROAD	TBC
UNIT 204 WHITCHURCH ROAD	TBC
FLAT 204A WHITCHURCH ROAD	C
FLAT 204B WHITCHURCH ROAD	TBC
FLAT 204C WHITCHURCH ROAD	TBC
FLAT 204D WHITCHURCH ROAD	D
FLAT 204E WHITCHURCH ROAD	C
FLAT 204F WHITCHURCH ROAD	E

## VIEWING ADVICE

Interested parties should anticipate that they will only be able to view the shop units, as the residential flats are sold subject to the long leasehold tenures that are in existence.

## LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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 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.