



FOR SALE - INVESTMENT

14 ST. MARY'S STREET, NEWPORT, TF10 7AB





# PRICE

- Offers in the region of £300,000

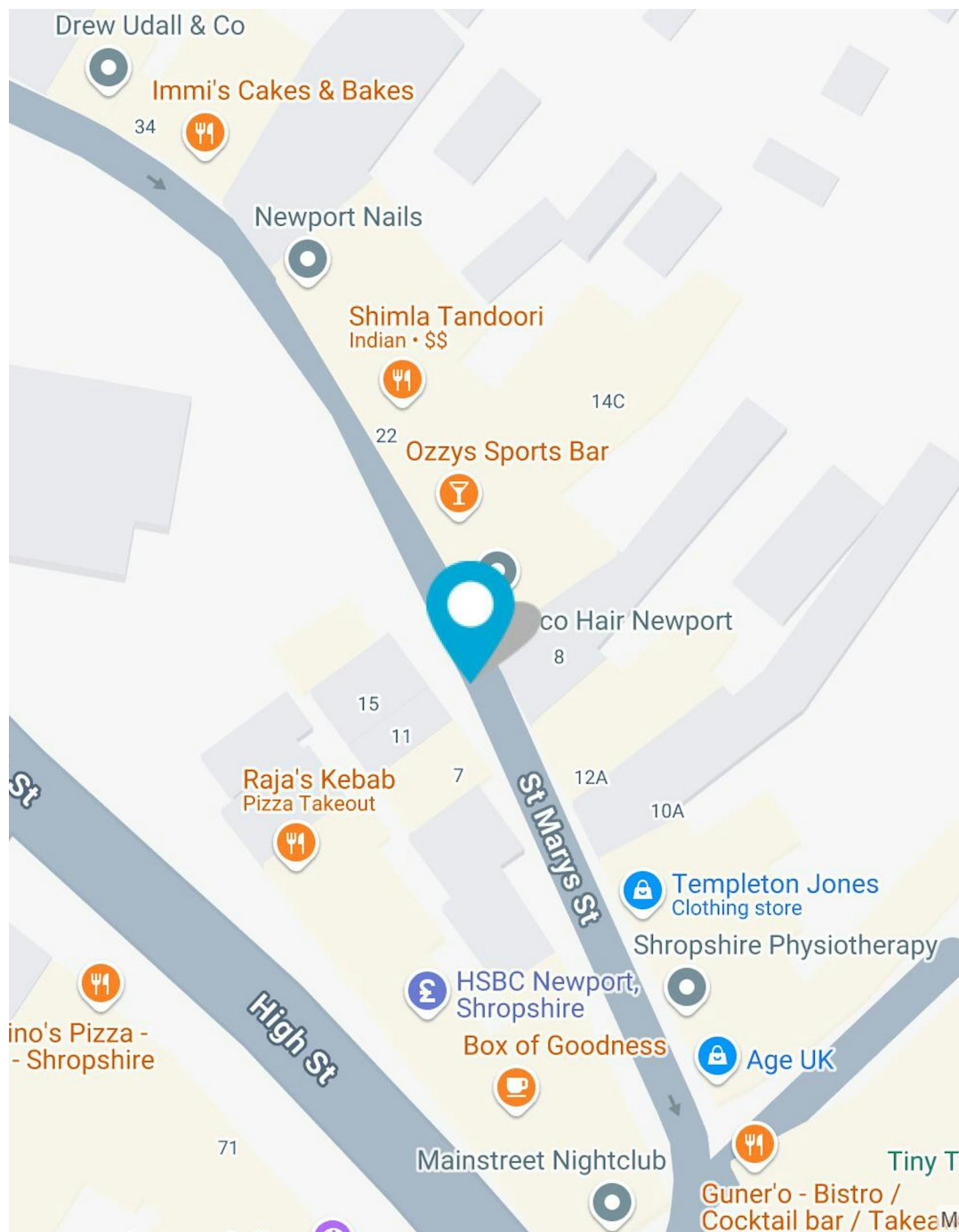
# KEY POINTS

- Prominently located income producing property in the sought-after town of Newport
- Potential asset management opportunity by redevelopment of vacant uppers
- Of interest to investors and property speculators/developers
- Total Net Internal Area of the property approximately 1,555 sq ft (144.47 m sq) excluding basement



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1,555 SQ FT

01743 450 700



## LOCATION

The property is prominently located fronting onto St Mary's Street and situated just off High Street. The surrounding occupiers include St Nicholas Church, Francesco Hair salon, vine and malt and Tilers Gas and Electrical. The property is located within proximity of all local amenities.

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 northeast 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.

## ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Sales Area	759	70.51
1st	366	34
2nd	431	40.04
Total	1,556	144.55



# DESCRIPTION



The property comprises of an attractive mid terraced Grade 2 listed. The property is part three, part two and part single storey property that is arranged as a lock up shop unit on the ground floor with a basement that is tenanted and trading as a hair salon with vacant upper floors. The ground floor has been recently renovated and provides an attractive shop unit with a large, glazed frontage with a Total Net Internal Floor Area of approximately 759 sqft (72.98 m sq). The upper floors provide former office accommodation with a Total Net Internal Area of 797 sqft (74 m sq). The property is of traditional construction. The property benefits from a separate access via a side passage to the rear of the property, which can be accessed between 6am and 7pm each day. The property is of potential interest to investors, property developers and owner occupiers. Its potential can only be fully appreciated by undertaking an inspection of the property.









## PLANNING

Interested parties should make their own enquires. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987. The property is understood to be Grade 2 listed and situated in a conservation area.

## SERVICES

(Not tested at the time of inspection)  
We understand that mains water, drainage and electricity are understood to be connected to the property which are currently sub metered to the respective parts.

## LOCAL AUTHORITY

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

## TENURE

The property is for sale freehold with vacant possession subject to the following lease:-  
Ground Floor and basement:  
The lease is for a term of 5 years from 1st of July 2022 at a current rent of £8,000 on tenants internal repairing and insuring terms.  
First and Second Floor: Vacant Possession

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## VAT

Not applicable. It is understood that the property is not elected for Vat and therefore VAT will not be chargeable on the purchase price

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £6,500  
Rates Payable: £3,243.50 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

On Application

## CONTACT

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

JAMES EVANS

01743 450 700

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