



FOR SALE - PROMINENTLY LOCATED INVESTMENT - EXISTING BUSINESSES
UNAFFECTED

166 - 167 FRANKWELL | SHREWSBURY | SHROPSHIRE | SY3 8LG

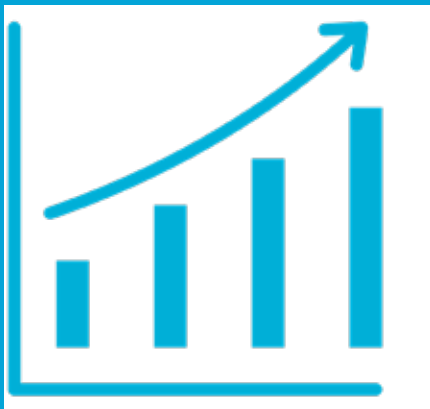


KEY POINTS

1,671

SQ FT

TOTAL NET INTERNAL FLOOR AREA



FULLY INCOME PRODUCING WITH A
RENT OF £ 31,200 PER ANNUM


NET INITIAL YIELD OF
7.9% AFTER NORMAL
PURCHASERS COSTS


ALL MEASUREMENTS ARE APPROXIMATE



PRICE
£395,000
(EXCLUSIVE)

James Evans


 07792 222 028

 james.evans@hallsgb.com

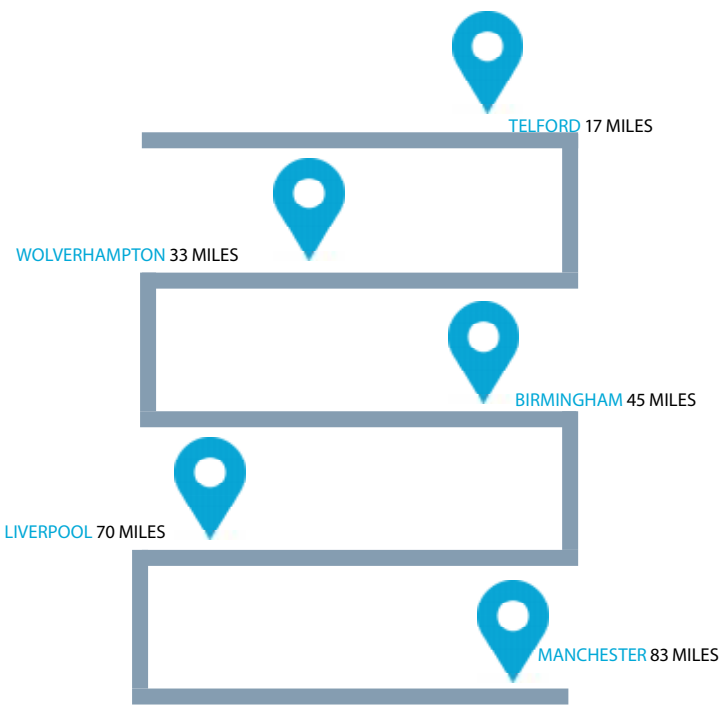
Halls

COMMERCIAL

Ellie Studley

 07538 912 096

 e.studley@hallsgb.com



LOCATION

The property is prominently located in the sought-after area of Shrewsbury known as Frankwell adjacent to the Welsh Bridge. The property is located on the edge of the town centre in an area of mixed development with surrounding occupiers including Hatchers, Theatre Severn, Roger Parry, Jessicas and Albert and Company. The property is located within proximity of the main Frankwell public car park. Frankwell serves as one of the main arterial routes into Shrewsbury town centre from northwest and southwest.

Shrewsbury is a market town, civil parish and the county town of Shropshire, England. It is situated on the River Sever, 33 miles (53 km) northwest of Wolverhampton, 15 miles (24 km) west of Telford, 31 miles (50 km) southeast of Wrexham and 53 miles (85 km) north of Hereford. At the 2021 census, the parish had a population of 76,782.



SHREWSBURY
POPULATION

77,000

APPROXIMATELY



what3words
filled.joke.look



DESCRIPTION

The property comprises of a fully income producing commercial investment that is prominently located and is arranged to provide a restaurant arranged over the ground floor and part of the first floor and the lower ground floor and an office/consulting rooms to part that has a self-contained ground floor entrance and is arranged over part of the first floor of the property.

The two-storey attached property has a wealth of attractive features that can only be appreciated upon undertaking an internal inspection of the property. The property is Grade 2 listed and benefits from two pedestrian entrances from Frankwell.

166 Frankwell is arranged to provide consultancy rooms with welfare facilities providing a Total Net Internal Floor Area of approximately 352 ft sq (32.70 m sq) with welfare facilities and benefiting from a ground floor entrance. The property has asset management potential as subject to statutory consents.it could lend itself to residential use. 166 Frankwell is arranged to provide a restaurant premises that is arranged over the ground and first floor and the lower ground floor. The accommodation is arranged to provide restaurant seating with a bar area and a commercial kitchen and stores and toilet facilities and provides a Total Net Internal Floor Area of approximately 841 ft sq (78.12 m sq) on the ground floor.

The property has a wealth of features, and its potential can only be fully appreciated after undertaking an inspection of the property.



ACCOMMODATION

(All measurements are approximate)

166 Frankwell

Ground Floor	
Entrance Hallway	30 sq ft (2.78 sq m)
First Floor	
Consultancy Room 1	136 sq ft (12.63 sqm)
Consultancy Room 2	159 sq ft (14.77 sq m)
Staff Room	27 sq ft (2.51 sq m)
Toilet	

167 Frankwell

Ground Floor	
Restaurant Area 1	523 sq ft (48.58 sq m)
Restaurant Area 2	280 sq ft (26.01 sq m)
Lobby Area	38 sq ft (3.52 sq m)
First Floor	
Commercial Kitchen	134 sq ft (12.44 sqm)
Lower Ground Floor	
Stores	40 sq ft (3.71 sq m)
Low head height stores	304 sq ft (28.22 sq m)
Corridor	
Gents Toilets	
Ladies Toilets	

TENURE

The property is offered for sale freehold, subject to the occupational tenancies, the property is held under the ownership of Title Number SL40396:

Property	Term	Rent	Other Terms & Conditions
166 Frankwell	Term - 15th July 2024 to 14th January 2025	£600 pcm	Tenants Full Repairing and Insuring The lease is excluded from the Landlord and Tenant Act 1954
167 Frankwell	Term - 1st February 2022 to 31st January 2025	£24,000 per annum	Tenants Full Repairing and Insuring The lease is inside the Landlords and Tenant Act 1954



PRICE

Offers in the region of £395,000 (Three Hundred & Ninety-Five Thousand Pounds) (exclusive) showing a Net Initial Yield of 7.9 % after normal purchasers costs.

RATEABLE VALUE

166 Frankwell - £7,100

167 Frankwell - £10,750

EPC

To order

SERVICES

(Not tested at time of inspection.)

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

The purchaser is to be responsible for the cost of applying and installing a new mains water supply to the property as part of the sale contract within 1 year of the purchase of the property. There is currently a submetered water supply to the property from Welsh Bridge House.

PLANNING

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 located in a Conservation Area.

LEGAL COSTS

Each party to be responsible for their own legal costs.


VAT

The property is understood not to be elected.

If the property is elected for VAT it is proposed that the purchase would proceed by way of a Transfer of a Going Concern (TOGC).

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](https://www.shropshire.gov.uk)



VIEWING

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

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com



DISCLAIMER NOTICE: Halls has advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendors of this property, or as the case may be, advise whose agent they are, given notice that: (i) These particulars are intended for guidance only. They are prepared on the basis of good faith and are intended to give a fair and accurate picture of the property or contract. Any information given should not be relied on as a statement or representation in connection with the property or its services or otherwise. (ii) Halls have not made any investigation into the existence or otherwise of any other matters which may affect the property or its services or otherwise. (iii) Halls have not made any investigation into the existence or otherwise of any laws concerning pollution and potential flood and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. (iv) Halls, its employees or agents have no authority to make or give any representation or warranty whatsoever in relation to the property. (v) The area shown is only a general indication of the location of the property at the time they were taken or made. Any areas, measurements or distances given are approximate only. Any plans are for illustrative purposes only. (vi) Any other relevant information, or any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. An intending purchaser must verify these matters. An offer should not rely upon the Use stated in these particulars and should be checked with the relevant Planning Authority.

