



FOR SALE - INVESTMENT

51 & 51A LONGDEN COLEHAM, SHREWSBURY, SY3 7DH



# PRICE

- Offers in the region of £135,000 Exclusive

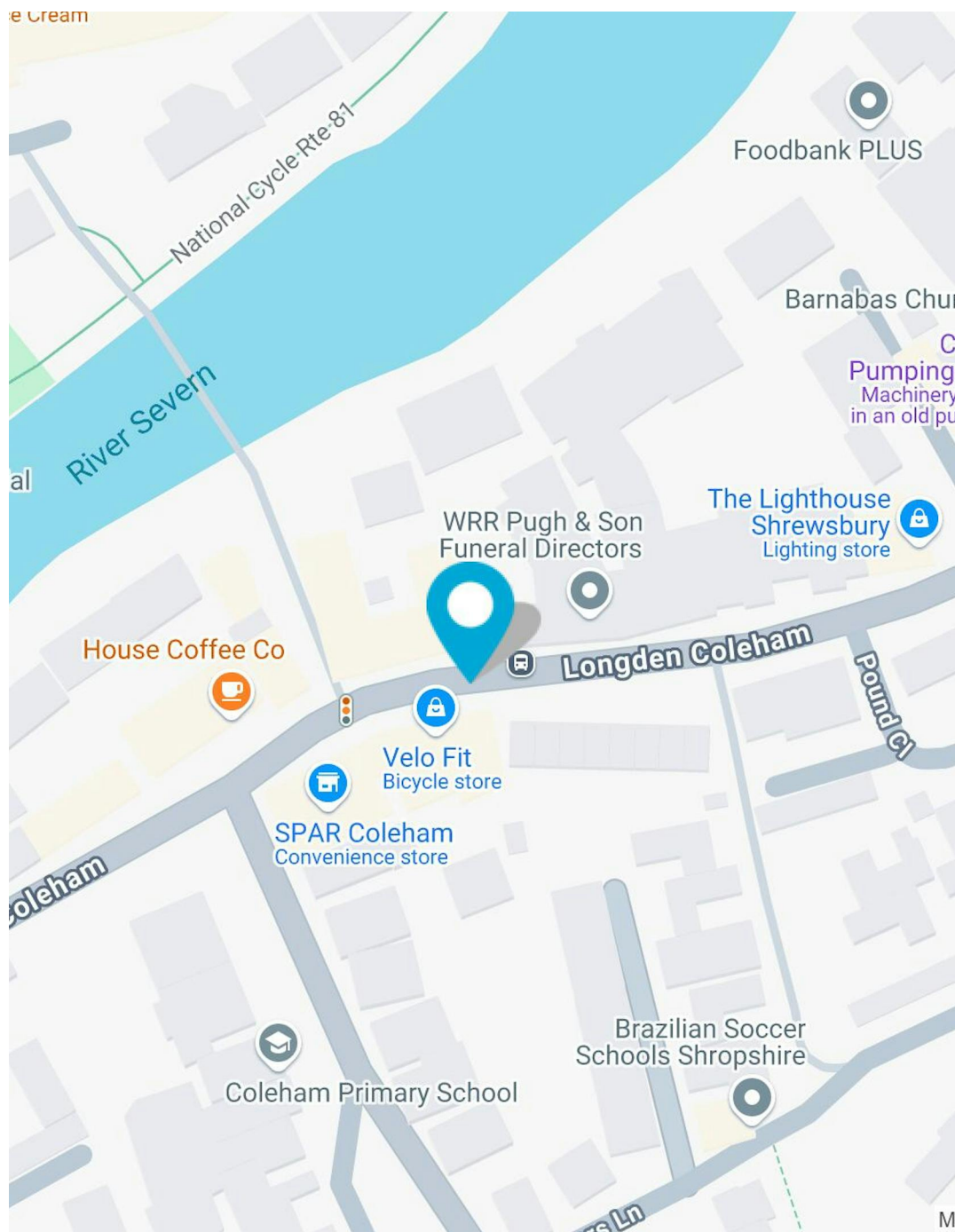
# KEY POINTS

- Prominently located fronting onto Longden Coleham on the edge of Shrewsbury town centre
- Fully let as a commercial lock up shop unit and residential flat
- Asset Management opportunity
- Lock up shop unit with Total Net Sales Area of approximately 326 ft sq (30.28 m sq) and ancillary accommodation
- Two bedroomed self contained residential flat with Total Gross Internal Floor Area of approximately 468 ft sq (43.47 m sq)



51 & 51A LONGDEN COLEHAM, SHREWSBURY, SY3 7DH  
326 TO 794 SQ FT

01743 450 700



## LOCATION

The property is prominently situated fronting onto Longden Coleham on the edge of the town centre of Shrewsbury. Longden Coleham is a neighbourhood centre with properties in retail and residential use. It is located on the south side of Longden Coleham. The surrounding occupiers include Spar, Copywrite, Hair Forum and WR Pugh.

It is located within proximity of the junction of Longden Coleham with Hereford Road and is within proximity of all local amenities.

It is situated approximately 0.25 miles from Shrewsbury town centre which is accessed over the Coleham bridge .

Shrewsbury is the county town of Shropshire and is an established administrative and tourist centre. The town had a population of approximately 76,782 people at the 2021 Census and a significant catchment population.

The town has a railway station that is served by Transport for Wales and West Midlands Rail. Trains run north to Chester, Manchester Piccadilly, Crewe and Wrexham General, south to Hereford and Cardiff Central, west to Aberystwyth and east to Birmingham International.

Shrewsbury is situated at the end of the M54(A5) Link Road and the town is served by a variety of main roads including A5,A49,A53,A458,A488,A5191 and A5064.

The town is situated approximately 15 miles east of the town of Telford, 48 miles east of the City of Birmingham and approximately 43 miles south of the City of Chester.

## ACCOMMODATION

| NAME                       | SQ FT | SQ M  | AVAILABILITY |
|----------------------------|-------|-------|--------------|
| Ground - Lock up shop unit | 326   | 30.29 | Available    |
| 1st - Two Bedroomed flat   | 468   | 43.48 | Available    |
| Total                      | 794   | 73.77 |              |





# DESCRIPTION

The property comprises of a mid-terraced property that is arranged to provide a lock up shop unit with a self contained 2 bedroomed residential flat above.

The property is in part three, part two and part single storey and is understood to be Grade II Listed.

The property is of traditional brick construction with an element of timber framework. There is a glazed shop front. The roof cover to the main structure is tiled and there is a flat roof cover to the single storey structure.

The ground floor lock up shop unit trades as a barbers and has a Total Net Sales Area of approximately 326 ft sq (30.28 m sq) with ancillary accommodation. There is a 2 bedroomed residential flat that is accessed at the rear of the property via an external shared metal staircase. The residential flat is arranged over the first and second floors and has a Total Gross Internal Floor Area of approximately 468 ft sq (43.47 m sq).

The residential flat is arranged to provide a kitchen, bathroom, lobby, toilet and sitting room on the first floor and 2 bedrooms on the second floor.

The property is held under the ownership of Title Number SL216202.



## PLANNING

Prospective purchasers should make their own enquiries.

We understand that the property interest has planning consent for Commercial use falling within Use Class E of The Town and Country Use Classes Order for the ground floor shop unit and Use Class C3 for the residential part of the property.

The property is located in the Local Authority of Shropshire Council.

The property is understood to be Grade II listed and located in a Conservation Area.

## TENURE

The property is understood to be held under the ownership of Title Number SL216202.

The property was understood to be subject to the following occupational tenancies;  
Ground Floor- shop - 5 years from 28th of July 2023 - £4,700 per annum - Tenants Full Repairing and Insuring.  
Residential - Let on Assured Shorthold Tenancy at a rent of £375 per month - Tenant holding over

The property is accessed at the rear via a pedestrian right of way over land held in "third party" ownership.

## SERVICES

We have not tested the services prospective purchasers should rely on their own enquiries

Water - Mains  
Foul & Surface Water Drainage - Mains  
Gas - Mains  
Electricity - Mains  
Solar Power - N/A  
Other - N/A

We understand that the shop unit and residential flat have separate mains metered supplies to the commercial property and the residential property.

## LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

## PRICE

Offers in the region of £135,000 Exclusive

## VAT

Not applicable. It is understood that the property is not elected for VAT, therefore VAT will not be payable on this transaction.

## RATES

On Application

## LEGAL COSTS

Each party to bear their own costs

## EPC

D (96)

## CONTACT

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

JAMES EVANS

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