



FOR SALE - OTHER

CLUN GARAGE, HIGH STREET, CLUN, CRAVEN ARMS, SY7 8JB

PRICE

- Offers in the region of £300,000

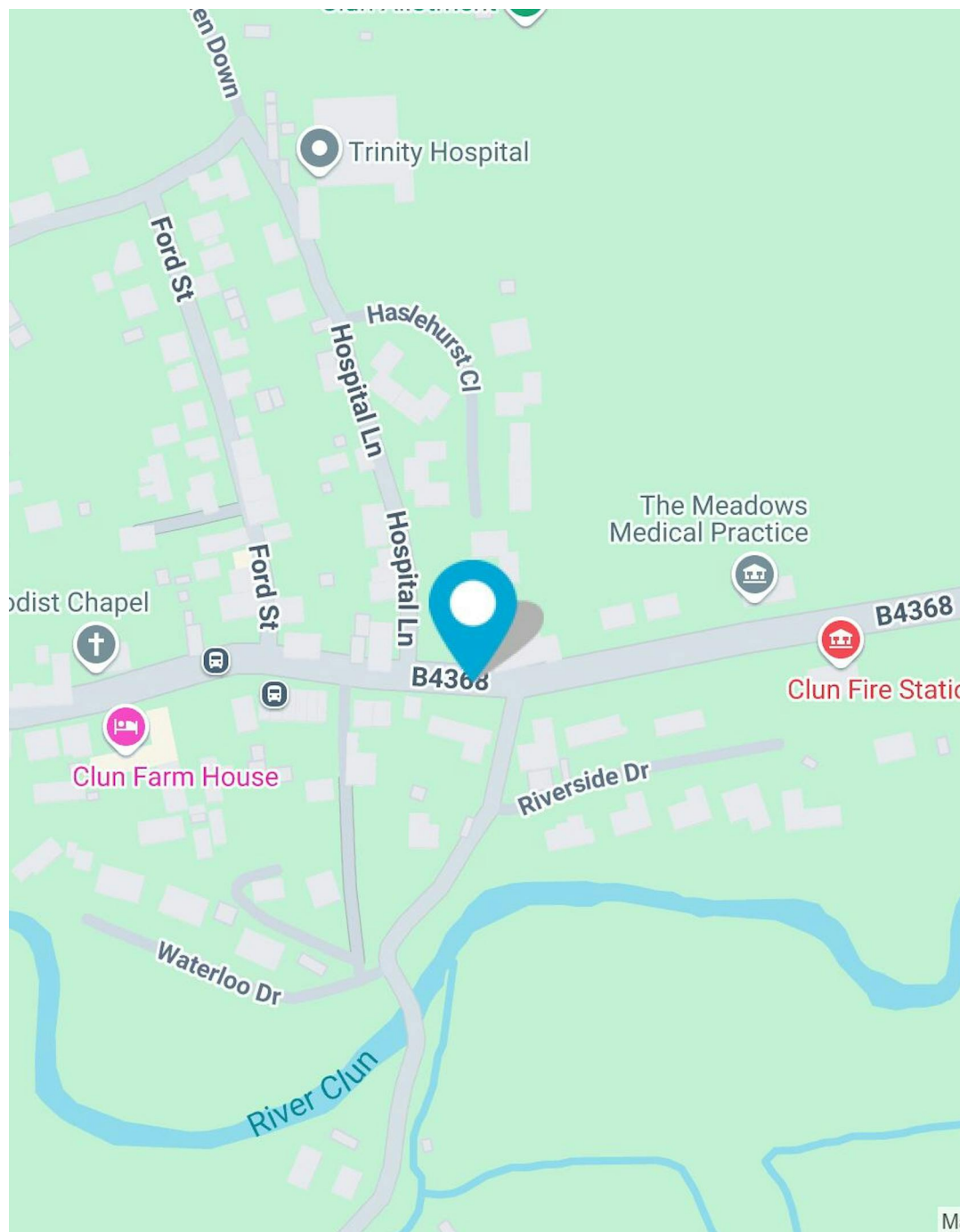
KEY POINTS

- Total Gross Internal Floor Area of approximately 5,821 ft sq (540.74 m sq)
- Total Site Area 0.5 acres (0.202 hectares)
- Viewing highly recommended



CLUN GARAGE, HIGH STREET, CLUN, CRAVEN ARMS, SY7 8JB
573 TO 5,821 SQ FT

01743 450 700



LOCATION

The property is prominently located fronting onto High Street in the town of Clun. The property is located on the edge of the town of Clun where some local amenities are available.

The town is located in south west Shropshire and is within the Shropshire Hills Area of outstanding Natural Beauty. The town had a population of 680 at the 2011 census. The town has a primary school and is home to the attractive Clun Bridge.

The town is located approximately 9 miles west of the town of Craven Arms, approximately 6 miles south of the town of Bishops Castle and approximately 27 miles south west of the County Town of Shropshire.

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	5,248	487.56	Available
1st	573	53.23	Available
Total	5,821	540.79	



DESCRIPTION

The property comprises of a prominently located commercial property that has previously been in use as a commercial vehicle workshop and MOT centre. The property provides a Total Gross Internal Floor Area of approximately 5,821 ft sq (540.74 m sq) over the ground and first floor. The property externally has a large external car parking and yard area that is in the main surfaced.

The ground floor of the property is arranged to provide a Total Gross Internal Floor Area of approximately 5,248 ft sq (487.51 m sq) that is arranged to provide a variety of workshop areas and a former shop sales area. The structure is of portal framework with a rolled roof to part. There is a first floor section providing a Total Gross Internal Floor Area of approximately 573 ft sq (53.21 m sq) that is arranged to provide office and stores.

The property would lend itself to a variety of commercial uses but will also be of interest to property speculators and developers.

An inspection of the property is recommended to fully understand the potential of the property.

The Total Site Area of the property is approximately 0.5 acres (0.202 hectares).





PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to be within Shropshire Council.

From our internet enquiries, we understand that the subject property has planning consent for Use Class B of The Town and Country Use Classes Order 1987.

TENURE

The property is owned freehold and is offered for sale freehold with vacant possession. The property is held under Title Number SL108723.

SERVICES

Not tested the prospective purchasers should rely on their own enquiries

Water - Mains
Foul & Surface Water Drainage - Private
Electricity - Mains - The property is understood to benefit from a three-phase electricity supply.

PRICE

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VAT

Not applicable. The property is understood not to be elected for VAT.

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £18,000
Rates Payable: £9,828 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

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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