



**FOR SALE - INVESTMENT**  
**1, 1A & 3 HIGH STREET, WHITCHURCH, SY13 1AW**



# PRICE

- Offers in the region of £375,000 (showing a Net Initial Yield of 7.84% after normal purchasers costs)

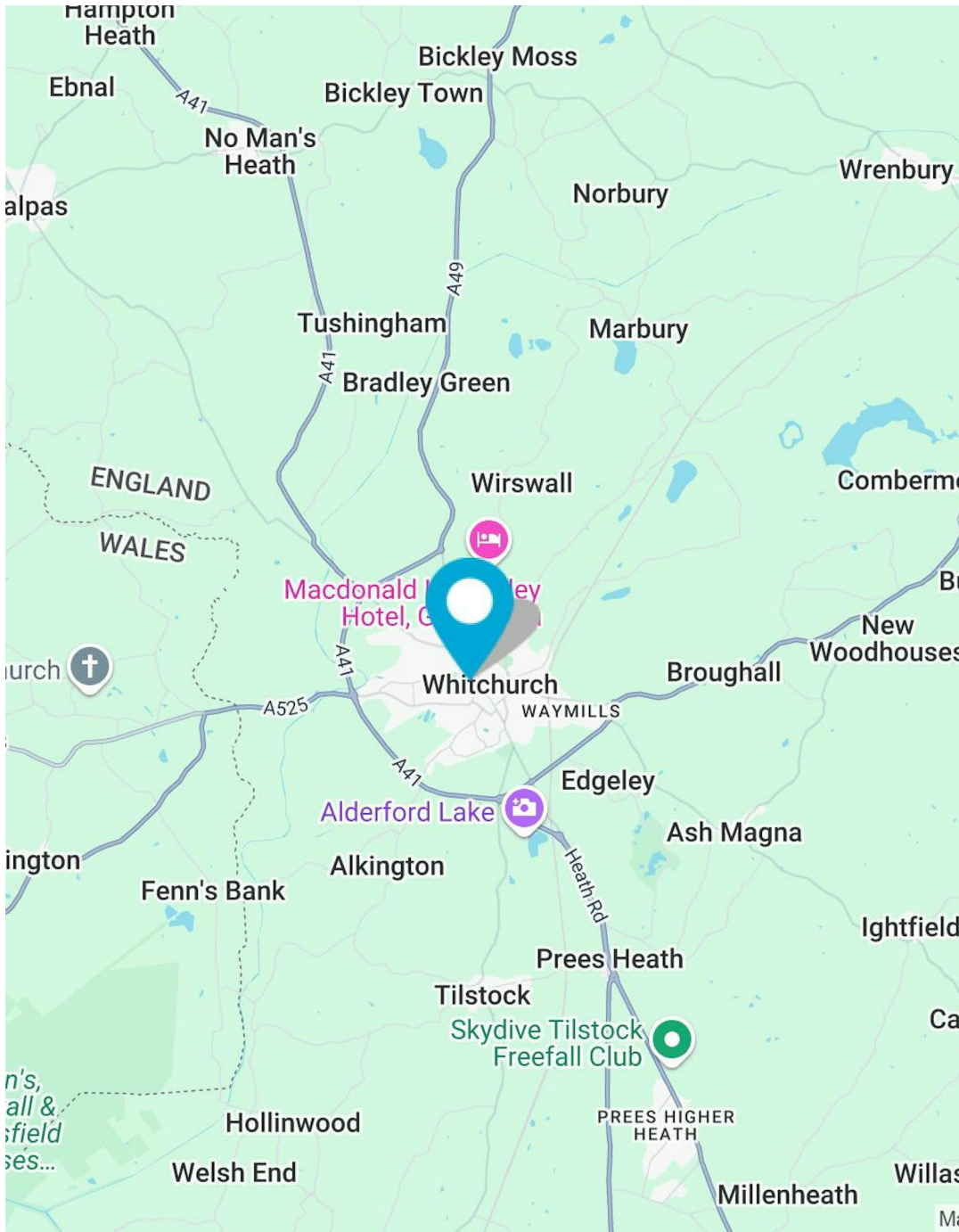
# KEY POINTS

- Total Gross Internal area of 1,856 sq ft (172.43 sq m)
- Initial Yield of 7.84 % after allowing for normal purchaser's costs
- Prominent location in the town centre of Whitchurch



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1,856 SQ FT

01743 450 700



## LOCATION

The property is prominently located at the junction of High Street and Watergate in the centre of the sought after town of Whitchurch. The property is located in the established prime retail location within the retail hierarchy serving the town centre with surrounding occupiers including MOO and BOOM, Severn Hospice and Boots.

Whitchurch is a market town in the north of Shropshire, England. It lies 2 miles (3 km) east of the Welsh border, 2 miles south of the Cheshire border, 20 miles (30 km) north of the county town of Shrewsbury, 20 miles (30 km) south of Chester, and 15 miles (24 km) east of Wrexham. At the 2021 census, the population of the Whitchurch Urban parish was 10,141, and the population of the Whitchurch built up area was 9,855. Whitchurch is the oldest continuously inhabited town in Shropshire.[3] Notable people who have lived in Whitchurch include the composer Sir Edward German, and illustrator Randolph Caldecott.

## ACCOMMODATION

NAME	SQ FT	SQ M
Building - 1 High Street	169	15.70
Building - 1a High Street	765	71.07
Building - 3 High Street	911	84.63



# DESCRIPTION

The property comprises of three prominently located lock up shop units that is arranged over the ground and first floor. The properties provide a rental yield of 7.84% after usual allowing for normal purchaser's costs.

The property is arranged to provide a fully income producing investment with further asset management potential arranged as three High Street lock up shop units with a shared service area to the rear.

1 High Street provides a Total Internal Floor Area of approximately 169 ft sq (15.68 m sq), 1A High Street provides a Total Internal Floor Area of approximately 765 ft sq (71.1 m sq) and 3 High Street provides a Total Internal Floor Area of approximately 911 ft sq (84.65 m sq). The shop units benefit from separate toilet and welfare facilities and are of traditional construction with glazed shop frontages.

The property provides an ideal spread risk investment for a private individual or property company.



## TENURE

The property is held under Title Number SL692694 and is for sale on a freehold basis, subject to the following occupational leases:-  
1 High Street - T/a Kaz's Cuts - £5,250p.a. - 6 Year Term from 03.09.2013 on Internal Repairing, Shop front and Insuring terms.  
1a High Street - T/a Get Connected - £6,000 p.a. - 5 year term from 16.03.2021 on Internal Repairing, Shop front and Insuring terms.  
3 High Street - T/a Benjamin's - £19,625 p.a. - 6 year term from 02.09.2024 on Internal Repairing, Shop front and Insuring terms.

Further details are available from the agents.

## PLANNING

Interested parties should make their own enquiries. The property is understood to benefit from planning for retail use falling within Use Class E.

## SERVICES

(Not tested at the time of our inspection.)  
We understand that mains water drainage and electricity are connected to the property.

## ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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## VAT

Not applicable

## RATES

On Application

## LEGAL COSTS

Each party to bear their own costs

## EPC

Property graded as D-E

## CONTACT

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

SIMON CULLUP-SMITH

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