



# For Sale by Auction: 11 Market Street

Craven Arms | Shropshire | SY7 9NW







### Investment Opportunity: Partially Let Mixed-Use Property with Asset Management Potential

Offered for sale by auction, this well-located mixed-use property comprises a ground floor lock-up retail unit and two self-contained residential flats, all fully income producing.

Generating a total rental income of £8,700 per annum (£6,900 from one residential units and £1,800 from the commercial), the property offers an attractive investment with scope to enhance income through asset management in the future. Its balanced mix and strong location make it a compelling opportunity for investors.



## 11 Market Street

This mid-terrace mixed-use property presents a well-balanced investment, comprising a ground floor lock-up retail unit, two self-contained residential flats and basement storage. Built of traditional brick, the property is part three-storey and part single-storey, with on-street parking and prominent frontage onto Market Street.

Held under Title Number SL162325, the retail unit is currently let under a licence to occupy to St Andrews Community Church, producing £1,800 per annum. It offers a Net Internal Floor Area of approx. 320 sq ft (29.72 sq m) with ancillary space to the rear.

Accessed via a shared passageway from Market Street, flat 11A is currently let on a Assured Shorthold Tenancy (AST):

- Flat 11A
  - Rear single-storey extension
  - Approx. GIA: 484 sq ft (44.97 sq m)
  - Layout: 1 bedroom, kitchen/diner, sitting room, bathroom
  - Rent: £6,900 per annum (AST)
- Flat 11B
  - First and second floors
  - Approx. GIA: 1,010 sq ft (93.82 sq m)
  - Layout: 3 bedrooms, kitchen/diner, sitting room, bathroom
  - Rent: N/A currently vacant

Generating a total annual income of £8,700, this fully let property offers a strong income stream with clear scope for rental growth and asset management upside.





# Location

Nestled in the heart of Craven Arms town centre, this mixed-use investment property commands a prime position on Market Street, close to the junction with Dale Street. It benefits from the surrounding mixed-use character, with nearby neighbours including Severn Hospice, Pet Supplies and The Paper Shop, creating a vibrant and well-supported commercial environment.

## Key Location Highlights:

- Situated directly on the A49, it offers fast road links to Shrewsbury to the north and Ludlow to the south.
- The nearby Craven Arms railway station sits at the junction of the Welsh Marches and Heart of Wales lines. Frequent Transport for Wales services connect to Manchester, Birmingham, Cardiff, Carmarthen, and Swansea.
- A popular visitor destination, the town lies close to the Shropshire Hills Area of Outstanding Natural Beauty and benefits from tourist traffic drawn to attractions such as the Shropshire Hills Discovery Centre and Stokesay Castle.
- Census data indicates a strong owner-occupier housing market, with approximately 69.5% of residents owning their homes, well above national averages.

Craven Arms combines the best of rural charm and strategic transport links, forming a dynamic economic and visitor hub. The property's central location on Market Street places it at the intersection of commerce, community and connectivity - making it an exceptionally strong investment opportunity with built-in income and full potential for further asset-enhancement.



# Accommodation

## COMMERCIAL - RETAIL UNIT

TOTAL NET INTERNAL FLOOR AREA OF **320 SQ FT** (29.72 SQ. M) WITH ANCILLARY WELFARE FACILITIES

## RESIDENTIAL

### 11A FLAT

GROUND FLOOR: BEDROOM | BATHROOM | KITCHEN/ DINNER | LIVING ROOM

TOTAL GROSS INTERNAL AREA OF **484 SQFT** (44.97 SQ. M)

### 11B FLAT

FIRST FLOOR: KITCHEN/DINNER | LIVING ROOM | BATHROOM

SECOND FLOOR: THREE BEDROOMS | WATER CLOSET

TOTAL GROSS INTERNAL AREA OF **1,009.89 SQ FT** (93.82 SQ. M)

## BASEMENT

Not measured

## TENURE

- THE PROPERTY IS OWNED UNDER THE TITLE NUMBER SL162325
- THE PROPERTY IS OFFERED FOR SALE SUBJECT TO THE EXISTING OCCUPATIONAL TENANCY IN FLAT 11A
- BASEMENT: AVAILABLE WITH VACANT POSSESSION

*ALL MEASUREMENTS ARE APPROXIMATE*









# Business Summary

## Commercial: Ground Floor Shop (Let)

- Agreement Type: Licence to occupy dated 14th July 2021
- Rent: £1,800 per annum
- Repairing Obligations: Internal Repairing Basis
- Other Terms: The property can be used by the licensee 10 hours a week, which is determinable by either party on 7 days' notice

## Residential

### Flat 11A

- Agreement Type: Assured Shorthold Tenancy (AST)
- Rent: £6,900 per annum
- Current Status: Holding Over

### Flat 11B

- Agreement Type: N/A
- Rent: N/A
- Current Status: Vacant

## Services

(Not tested at the time of inspection) All main services are connected to the property. It is understood that the shop and both flats are separately sub metered.

## Planning

The prospective purchaser should make their own enquiries. The property is understood to benefit from planning for Use Class E for the ground floor retail unit and basement, and C3 for the residential flats of the Town and Country Use Classes Order 1987.





# Key Details

## Town and Country Planning

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws without any obligation on the vendor to specify them.

## Boundaries, Roads & Fences

The Purchasers shall be deemed to have full knowledge of the boundaries and roads and neither the Vendor nor the Agent will be responsible for defining the ownership of boundary hedges or fences

## Conditions of Sale

Please note that the property is sold in accordance with the Common Auction Conditions [4th Edition March 2018] (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

## Money Laundering Regulations

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of \*identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

## Rights of Ways Easements/Way Leave

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

## Payment of Deposit

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% service charge. PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

## Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600). Please bring with you the means to pay both the deposit and the buyers premium.

## Guide Price/Reserve

**£80,000 to 100,000 (eighty thousand pounds to one hundred thousand pounds) (exclusive)**

\*Guides are provided as an indication of each seller's minimum expectation they are not necessarily figures which a property will sell for and may change at any time prior to the auction.

Each property will be offered subject to a reserve [a figure below which the Auctioneer cannot sell the property during the auction] which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

The property is offered for sale by public auction on Friday 26th September at 2pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

## Rates

We have made online enquiries to the local authority and were advised as follows: Rateable Value = £4,500

**VAT** The property is not VAT elected.

## Council Tax

11A: A | 11B: B

## EPC

11 Market Street : TBC | 11A: D | 11B: C

## Legal Costs

On application. Solicitors: PCB Solicitors LLP, Shrewsbury Business Park, Cypress Centre, Sitka Drive, Shrewsbury, SY2 6LG. (Contact - Rachel Wierzbinski, email: [rachel.wierzbinski@pcbaw.co.uk](mailto:rachel.wierzbinski@pcbaw.co.uk))

## Local Authority

Shropshire Council, The Guildhall, Frankwell Quay  
Shrewsbury, SY3 8HQ. Contact: 0345 678 9000

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



# Halls

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

## James Evans



07792 222 028



james.evans@halls.gb.com

## Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

## Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

### Anti-money laundering (AML) checks

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

