

NAILS & COCKTAILS

Commercial/Residential Investment For Sale - 11 Watergate Street

Whitchurch | Shropshire | SY13 1DP

Halls

Services

LIPFILLER
CHEEKS
JAWLINE
TEARTROUGHS
SKIN REMODELLING
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MICRONEEDLING
FIBROBLAST
SKIN PEEL
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EYEBROW LAMINATION



For Sale - High-Yielding Mixed-Use Investment in Whitchurch Town Centre

A prominently located mixed commercial and residential investment situated in the heart of Whitchurch town centre. The property benefits from a Total Gross Internal Floor Area of Approximately 2,005 sq ft (186.3 sq m) and produces currently a total rent of £26,280 per annum, reflecting an attractive initial yield of 10.05% allowing for normal purchaser's costs.

Offered for sale at offers in the region of £250,000 (exclusive), this well-positioned town-centre asset provides a strong and diversified income stream underpinned by sustained occupier demand. Viewing is highly recommended.

11 Watergate Street

11 Watergate Street is a spacious 3 storey mid terraced mixed commercial/residential investment property located in a prominent position close to the town centre of Whitchurch. The property provides an attractive Net Initial Yield of 10.05%, after allowing for normal purchasers costs.

The property is arranged to provide a fully income producing investment. The ground floor of the property comprises of a licenced hair salon with a Total Net Internal Floor Area of Approximately 800 sq ft (74 sq m) and comprises a large salon area to the front, treatment room to the rear, store room and W.C. There is also access to a basement area within the shop unit.

The uppers provide two residential flats above that are accessed down an alley way to the side of the property leading a ground floor communal rear entrance porch.

- Flat 1 is located on the 1st floor and briefly comprises entrance hall, large lounge / diner, kitchen with door that leads onto the spacious decked south facing terrace and has a large double bedroom and a shower room.
- Flat 2 is located on the 2nd floor and comprises an entrance hall, living room, kitchen/diner, double bedroom and shower room.

The property provides an ideal spread risk investment opportunity with further income potential.



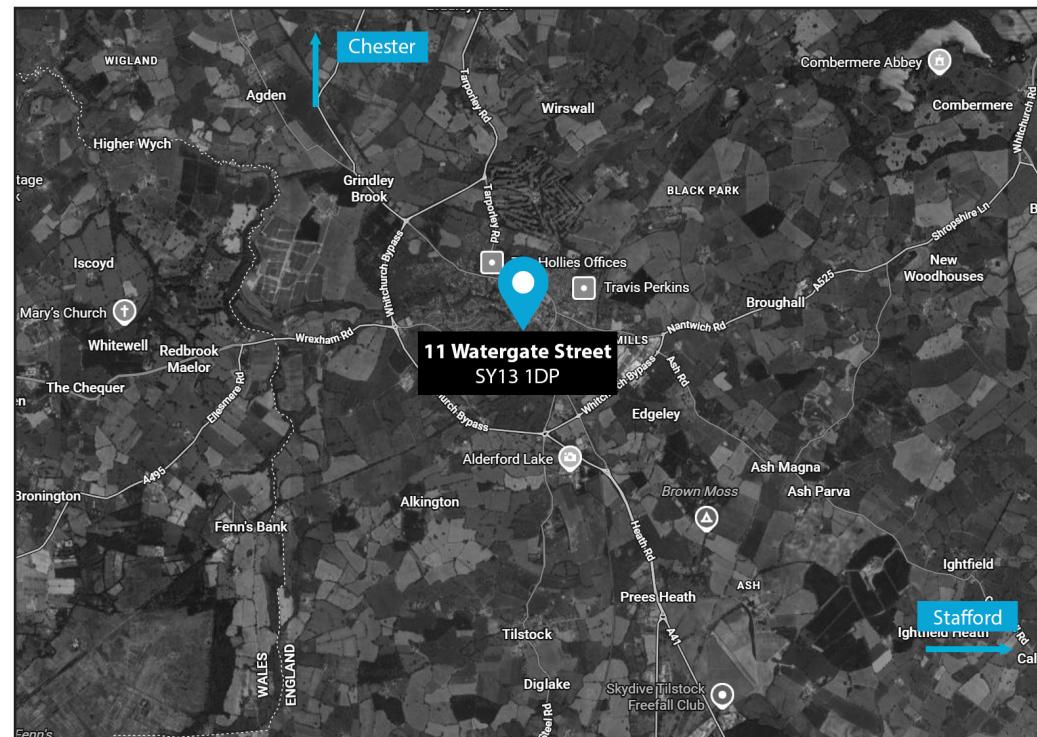
Location

The property occupies a highly prominent position fronting Watergate Street, close to the junction with Mill Street and The Bullring, on the edge of Whitchurch town centre and the towns main commercial retail hub. Set within a vibrant mixed-use area and within easy walking distance of the prime retail core and local amenities, the location benefits from sustained footfall and visibility in one of north Shropshire's key market towns.

Key Location Highlights

- Excellent road connectivity via the nearby A49 and A41, linking Whitchurch with Shrewsbury, Chester, Nantwich and wider regional centres.
- Whitchurch railway station on the Welsh Marches Line is a short walk from the town centre, offering regular services to Shrewsbury, Crewe and onward connections.
- Regular bus services connect Whitchurch with surrounding towns such as Shrewsbury, Wrexham and Nantwich, with enhanced links planned. shropshire.gov.uk
- The town supports a diverse local economy with a strong retail and service sector, substantial independent business presence and notable employers in logistics and food production.

Close to Cheshire and the Welsh border, Whitchurch is renowned for its weekly market, range of amenities and strong community base. Its strategic position, robust transport links and established catchment underpin ongoing economic activity, making the location highly suitable for investment in commercial and mixed-use property.



Accommodation

COMMERCIAL

Ground Floor (retail unit with toilet)

Total Net Internal Floor Area - **800 sq ft** | 74 sq m



RESIDENTIAL

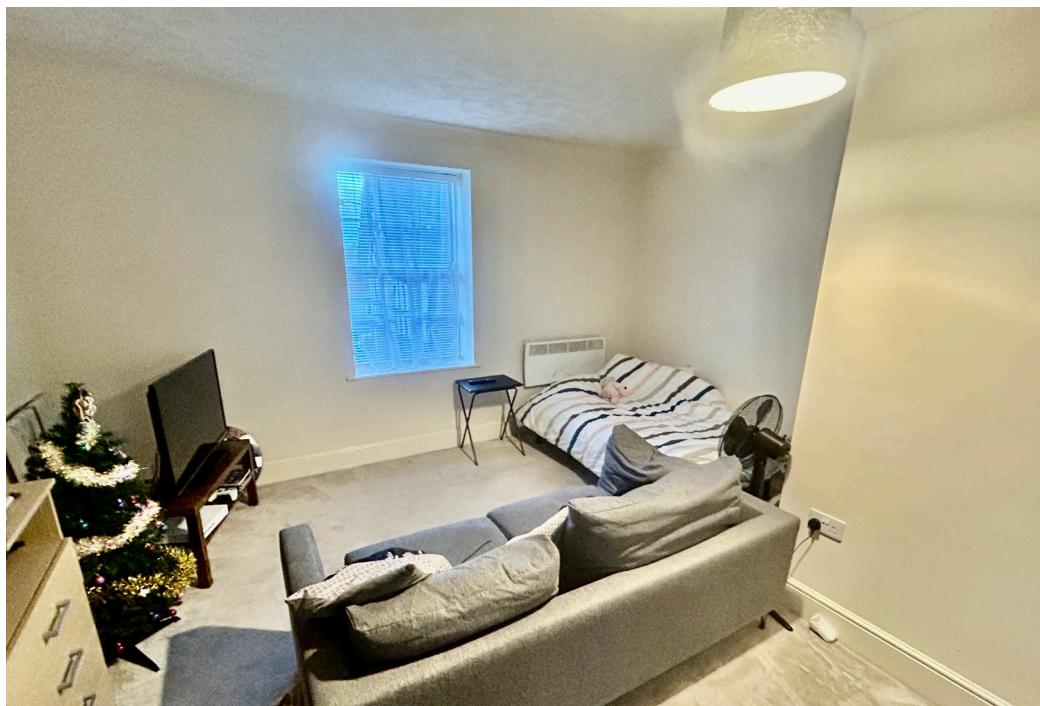
Flat 1 (1st Floor) - Total Gross Internal Floor Area - **600 sq ft** | 55 sq m

Flat 2 (2nd Floor) - Total Gross Internal Floor Area - **605 sq ft** | 56 sq m



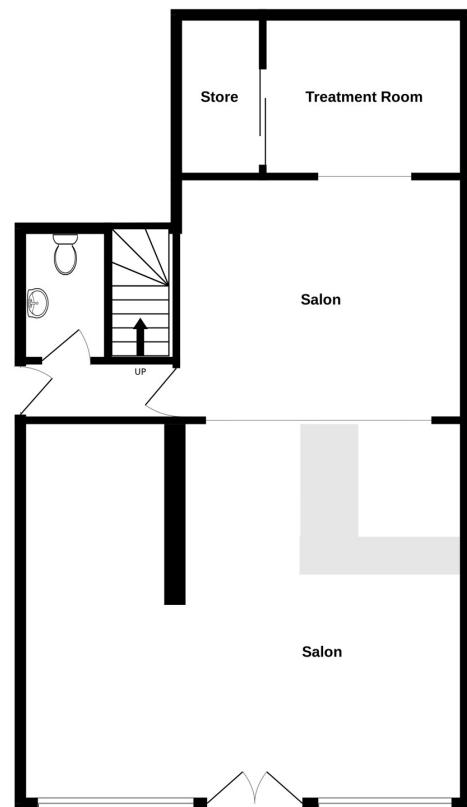
ALL MEASUREMENTS ARE APPROXIMATE



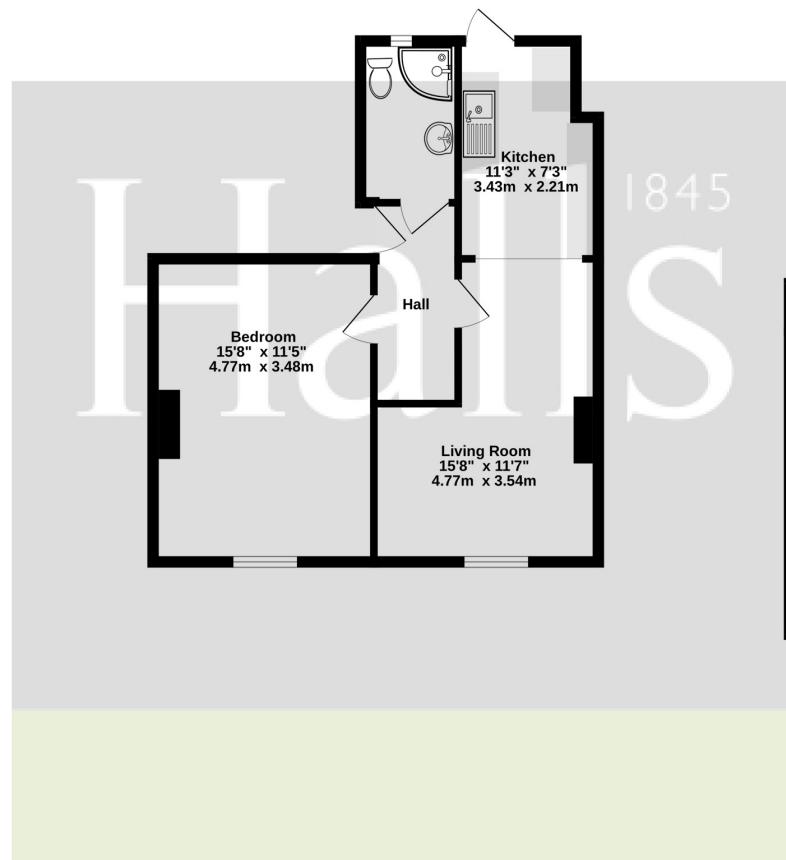


Floor Plan

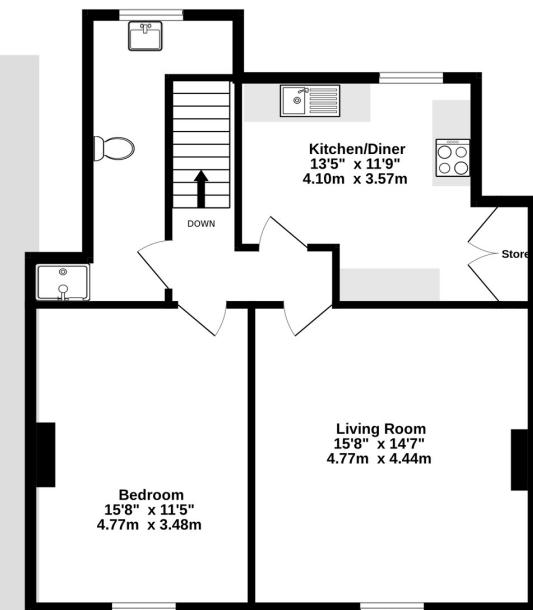
Salon
837 sq.ft. (77.8 sq.m.) approx.



Flat 1
484 sq.ft. (45.0 sq.m.) approx.



Flat 2
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Key Details

Rateable Value/Council Tax

Current Rateable Value - £9,200 pa

Council Tax Band - Flat 1 & 2 (A)

Price

Offers in the region of **£250,000** (Two Hundred and Fifty Thousand Pounds) exclusive reflecting a net initial yield of 10.05% after purchasers costs.

VAT

The property is understood not to be elected for vat and therefore vat will not be charged on the purchase price.

EPC

Commercial Ground Floor - (D)

Flat 1 & 2 - both have a rating of (D)

Services

We understand that mains water, electricity and drainage are connected to the property. The property is understood to have separate mains metered supplies to the commercial shop unit and the residential flats. (not tested at the time of inspection). Purchasers should rely on their own enquiries.

Local Authority

Shropshire Council

The Guildhall, Frankwell Quay

Shrewsbury, SY3 8HQ

 0345 678 9000

 www.shropshire.gov.uk

Tenure

The property is held under the ownership of Title Number SL244795 and is for sale on a freehold basis, subject to the following occupational tenancies. Further details available from agents.

11 Watergate Street: Ground Floor Salon let on a three year lease at a rent of £12,000 pa on a Tenants Internal Repairing and Insuring Lease from 1st December 2024 for a term of three years.

Flat 1 – Let on an assured shorthold tenancy at a rent of £695 per month

Flat 2 – Let on an assured shorthold tenancy at a rent of £495 per month.

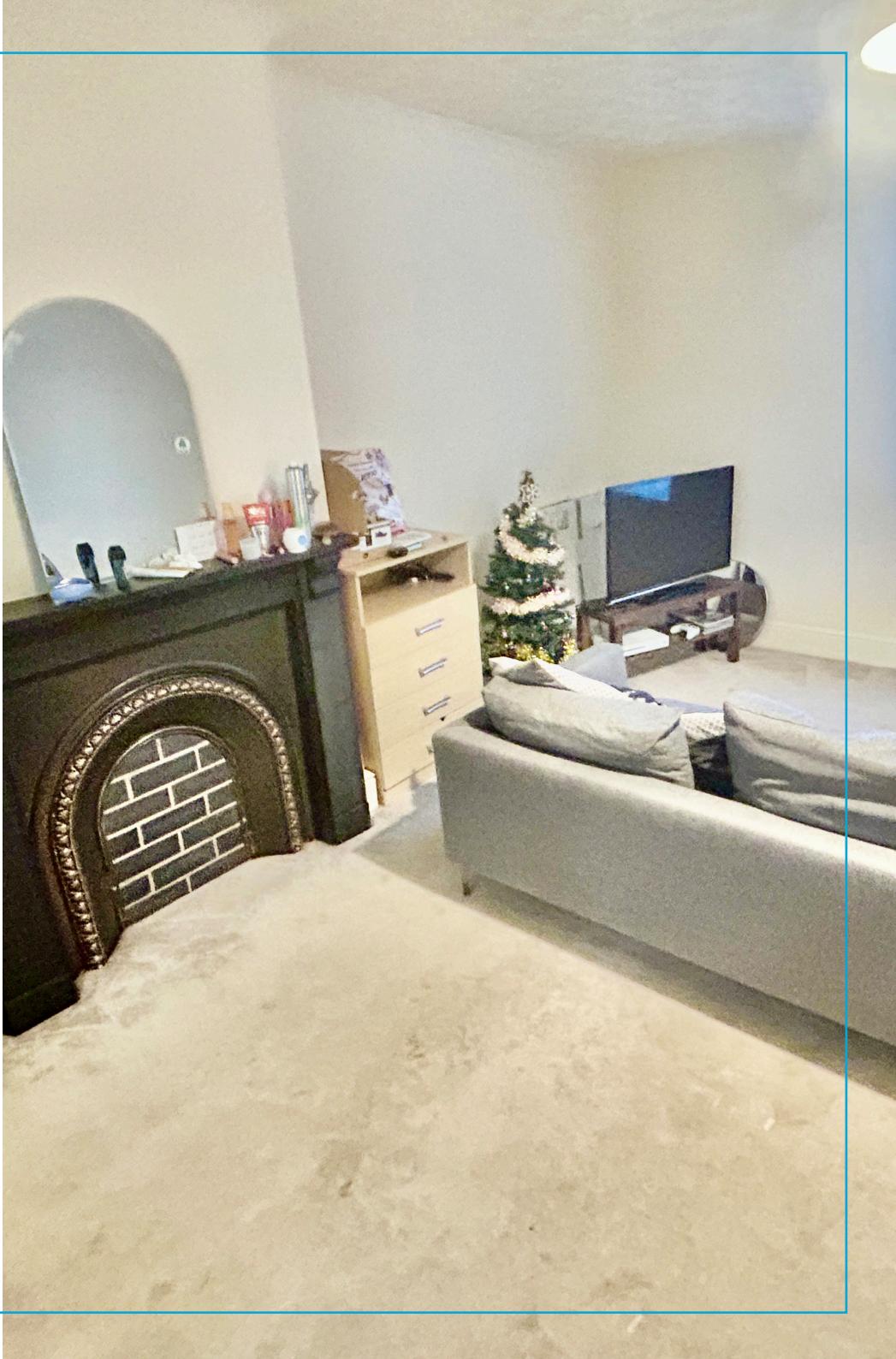
Planning

Interested parties should make their own enquiries. The property is located in Shropshire Council. The property is understood to benefit from Use Class E on the retail shop unit and Use Class C3 of the Town and Country Use Classes Order 1987.

Legal Costs

Each party to bear their own costs.

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, whose agent they are, give 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 offer 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 investigation into the existence or otherwise of any issues concerning pollution and potential land, water contamination. The purchaser is responsible for making his or her own enquiries in this regard. 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 on plans for identification purposes only. v) Any reference to alterations, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. The intending purchaser must verify these matters. An occupier should not rely upon the statements in these particulars and should check their proposed use with the relevant Planning Authority.





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

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