

# Premises at Wolverhampton Road, Shifnal, Shropshire, TF11 9EZ.

**Investment – For Sale** (Business Unaffected)



## Ground Floor Restaurant with Upper Floor Living Accommodation

- Extensive customer car parking
- Road frontage location
- Rent £22,880 per annum exclusive
- EPC Rating – E105

**£750,000 Region** (Business Unaffected)



Chartered Surveyors • Estate Agents

# 01952 221220

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**Premises on Wolverhampton Road**  
**Shifnal**  
**Shropshire**  
**TF11 9EZ**

#### **Location**

The property is situated approximately 2 miles south east of Shifnal Town Centre on the A464 Wolverhampton Road. The property fronts a busy road which provides access to Wolverhampton to the south east and Telford to the north west.

#### **Description**

The property comprises a two storey building with ground floor restaurant and first floor residential accommodation.

To the side and rear there is an extensive car park for in excess of 40 vehicles adjoining which there is a paddock.

The site area is approximately 0.40 hectares (0.98 acres)

#### **Rights of Way**

The property is accessed off the A464 and onto a small driveway which was part of a former forecourt. Two Lanes House to the immediate left has a right of access with or without vehicles over this part of the former forecourt which the subject property at its cost has to maintain in good repair and condition.

Two Lanes House has a vehicular right of access across the car park of the subject property to access the garden on its north east boundary.

Furthermore Two Lanes House has a right to use the existing septic tank, soakaway and foul and storm drains serving the subject property.

Part of the land to the rear of the subject property north east facing is subject to easements and quasi-easements.

#### **Tenure**

We understand the property is of freehold tenure subject to an occupational lease.

The lease is dated 10th July 2017 the lease was granted for a term of 20 years beginning 10<sup>th</sup> July 2017 and ending 9<sup>th</sup> July 2037.

The current rent passing is £22,880 per annum exclusive with rent reviews on 10<sup>th</sup> July 2019, 2024, 2029 and 2034. The rent is to be reviewed on each review to the rent payable before the review date or if greater the open market rent. A copy of the lease is available on request following a viewing.

#### **Price**

Offers in the region of £750,000.

#### **Business Rates**

The property known as Café Monsoon, Wolverhampton Road has a Rateable Value of £16,750.

#### **Council Tax**

The property known as Apartment at Café Monsoon, Wolverhampton Road is listed as being Band A on the VOA website.

#### **Local Authority**

Shropshire Council  
Shire Hall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
Tel: 0845 6789 003

#### **Services**

We understand that mains water and electricity are connected. Gas by LPG tank and drainage by way of septic tank.

#### **VAT**

All figures quoted are subject to VAT which may be payable under the prevailing rate.

#### **Legal Costs**

Each party is to be responsible for their own legal costs in connection with this matter.

#### **Viewing**

Strictly by prior appointment with the sole agent, Barbers:  
David Lowe BSc Hons MRICS  
Tel: 01952 221220  
Email: [commercial@barbers-online.co.uk](mailto:commercial@barbers-online.co.uk)

1 Church Street  
Wellington  
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#### **Anti-Money Laundering**

To ensure compliance with the latest Anti Money Laundering regulations all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation

#### **Disclaimer**

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. The measurements given are approximate.  
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